

CHAPTER 19 WARD 8 PLAN

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1900 VISION FOR WARD 8

- 1900.1 The Ward 8 plan is based on a vision of what the ward could be like in three (3) to five (5) years.
- 1900.2 Community residents and their representatives envision a community where new private-sector development will make a visible difference in the ward's physical appearance and image. The Anacostia Metrorail Station has opened, and new commercial development has begun to occur along Howard Road S.E. At Saint Elizabeth Hospital's West Campus, site preparation will be underway for new mixed use development designed in accordance with the master plan recently approved by Congress. At least two (2) large, modern supermarkets will be located in the ward, including an expanded Safeway store just south of

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Saint Elizabeth Hospital. New single-family housing built in Ward 8 will include small clusters of detached and semi-detached units at several sites.

- 1900.3 Improvements in the availability of housing, retail services, employment, transportation, public services and community facilities will have an impact on the problems of drug abuse and drug-related crimes in the ward, even in areas where street drug activity is presently high.
- 1900.4 The city's anti-drug efforts, including enforcement, treatment and prevention programs, will reduce the crime rate, particularly illicit drug trafficking and homicides. In addition, a number of community service and religious groups, in cooperation with the District, will have in place comprehensive adult remedial education and vocational training programs and special rehabilitation facilities for underskilled former drug pushers, drug users and ex-offenders.
- 1900.5 Finally, the number and proportion of Ward 8 residents on public assistance will be greatly reduced. More job and venture opportunities will be opening up not only in the ward but elsewhere in the local area. These opportunities, along with the physical transformation of the ward, will convince many young (and not so young) Ward 8 residents that there are viable alternatives to teenage pregnancy, drug-culture entrepreneurship and other self- and community-destroying activities. Ward 8 will become a safe place in which to walk the streets after dark and an ideal environment in which to live.

1901 WARD 8 PLANNING FOCUS

- 1901.1 The focus of the Ward 8 Plan is to do the following:
- (a) Give priority to the protection, rehabilitation and improvement of neighborhoods through code enforcement and neighborhood preservation programs;
 - (b) Give priority to upgrading existing public services and facilities;
 - (c) Suggest ways of using public investments in the maintenance and location of capital improvements to stimulate privately funded renovation of existing residential, commercial and industrial properties;
 - (d) Capitalize on the Anacostia Metro Station area as a focal point of commercial, office and community/cultural activities;
 - (e) Encourage the provision of new job opportunities and the effective use of commercial land;
 - (f) Encourage the development of new commercial and employment areas that are compatible in design and scale with adjoining land uses, particularly residential neighborhoods;

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- (g) Emphasize those measures that contribute to an orderly process of neighborhood revitalization;
- (h) Suggest ways to increase the currently low level of home ownership in Ward 8; and
- (i) Emphasize nodal development of neighborhood commercial/retail service centers, including appropriate sites and height and design controls, over the extension of existing strip commercial areas.

1902 WARD 8 HISTORY

- 1902.1 The area that comprises Ward 8 has one of the most interesting histories of settlement in the District of Columbia. Although this ward is the youngest in the District in terms of urban settlement trends, its tradition as a place of human settlement dates back some two thousand (2,000) years to the initial establishment of Native American trading posts and hunting and fishing settlements along the Potomac and Anacostia rivers shorelines. The first Native American tribe that is known to have settled the area was the Nacotchtank group (whose tribal name was later Europeanized to “Nacostines” and finally “Anacostians”). The Anacostia River is named after this Native American group.
- 1902.2 European settlers began to displace the Nacotchtanks during the 1700s, as Native American settlements gave way to farm homesteads and tobacco plantations. This pattern of development was essentially maintained in Ward 8 until the early part of this century.
- 1902.3 The establishment of institutional and “nuisance” uses in the Ward 8 area began with the building of Saint Elizabeth Hospital in 1852. After the Civil War, various industrial uses began to locate along the river shorelines on landfill. However, federal defense installations, including Bolling Air Force Base, the Anacostia Naval Air Station and Naval Research Laboratory displaced most of the industrial uses during and after World War II.
- 1902.4 Significant residential and commercial development did not begin in Ward 8 until the early 1940s. In 1940, the ward’s population totaled only seventeen thousand nine hundred eighty-five (17,985), or three percent (3%), of the District’s then-current population of six hundred sixty-three thousand (663,000). Some thirty-seven percent (37%) of the ward’s population (six thousand six hundred (6,600) people) were then residents of Saint Elizabeth Hospital, which had become the federal government’s largest psychiatric treatment facility.
- 1902.5 With the onset of World War II and the rapid expansion of federal agencies and employment, settlement boomed in Ward 8. Between 1940 and 1950, the population increased by two hundred twenty-eight percent (228%) from roughly eighteen thousand (18,000) to fifty-nine thousand one hundred (59,100). To accommodate this growth, housing construction proceeded at a rapid pace. This development was particularly evident south of Saint Elizabeth Hospital in what are now the neighborhoods of Congress Heights, Bellview and Washington Highlands. Most of this construction was in the form of garden apartments, although some detached and semi-detached single family units were built along

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the Nichols (now Martin Luther King, Jr.) Avenue S.E., corridor. Despite this activity, Ward 8's population was still just under ten percent (10%) of the District's total population by 1960.

1902.6 Prior to 1960, Ward 8's population was primarily white. In fact, between 1940 and 1960, the percentage of white persons in the ward's population ranged between sixty percent (60%) and seventy-three percent (73%).

1902.7 However, during the 1960s, urban renewal activities in the District west of the Anacostia River, combined with the systematic construction of moderate-cost housing east of the river, led thousands of low- to middle-income black households to relocate to the ward. As a result, the ward's black population rose to eighty-nine percent (89%) of the total population as of 1970. By 1980, the black population in the ward was ninety percent (90%). Conversely, Ward 8's white population fell from a 1960 high of forty-five thousand five hundred (45,500) persons to six thousand two hundred thirty (6,230) people in 1980.

1903 WARD 8 TODAY

1903.1 Located in the southeast and southwest quadrants of the District, Ward 8 is generally bounded by the Potomac and Anacostia rivers to the west; the 11th Street Bridge, Anacostia Freeway/I-295, Chicago Street S.E., Morris Road S.E., Erie Street S.E., Reynolds Place S.E., Langston Place S.E., Ainger Place S.E., Gainesville Street S.E., and Naylor Road S.E., to the north; and Southern Avenue S.E./District Line to the southeast.

1903.2 Existing land use patterns:

- (a) Some seventy-four percent (74%) of the land in Ward 8 is occupied by public facilities. These include the Bolling Air Force Base/Anacostia Naval Air Station/Naval Research Laboratory military complex, Saint Elizabeth Hospital, the Blue Plains Wastewater Treatment Plant, D.C. Village, Anacostia Park and Oxon Run Parkway. Many of these are situated in and near areas of the ward that are heavily wooded, providing a bucolic image and significant opportunities for open space and recreation. However, several major public areas are federal tracts and not open to the public. For instance, at the Bolling Air Force Base/Anacostia Naval Air Station/Naval Research Laboratory complex, public access to the Anacostia and Potomac rivers shorelines is completely cut off;
- (b) Nearly all of the remaining land in Ward 8 is in residential use. Most of the housing consists of walk-up and garden apartment structures, with two (2) high-rise apartment complexes on Southern Avenue S.E., and Martin Luther King, Jr. Avenue S.W. Single-family detached units are concentrated along the Martin Luther King, Jr. Avenue corridor, while clusters of newer townhouse units are located along Mississippi and Southern Avenues S.E.;

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- (c) Commercial services in the ward are limited to several neighborhood-scale clusters of shops and a number of scattered corner grocery/carryouts. The commercial nodes in the ward are located primarily along Martin Luther King, Jr. Avenue S.E., and South Capitol Street; and
- (d) Ward 8's wooded slopes and expansive open spaces serve to clearly delineate its distinctive and somewhat contrasting neighborhoods such as Congress Heights, Washington Highlands and Barry Farm. They also enhance the ward's predominantly residential quality despite the preponderance of institutional and public uses located there.

1903.3 Neighborhoods:

- (a) The neighborhoods of Ward 8 are shaped, to a significant extent, by the ward's natural topography and man-made barriers such as the Anacostia Freeway/I-295. The ward's neighborhoods include Barry Farm, Buena Vista, Douglass, Garfield Heights, Shipley Terrace, Congress Heights, Bellview and Washington Highlands;
- (b) Barry Farm is the oldest and most historic neighborhood in the ward. It is dominated by the massive Barry Farms public housing complex, which has recently been renovated. The remaining area consists of walk-up apartment units and a few older single-family detached homes. In the late 1800's there was a movement headed by Frederick Douglass and the Honorable Solomon G. Brown to change the name of the village of Barry's Farm to "Hillsdale". Legislation to that effect was introduced and approved on June 5, 1873, but during the closing hours of the territorial government the name of Hillsdale came so late that it was never published on official maps of the city. Today Barry Farm straddles the Suitland Parkway just north of Saint Elizabeth Hospital;
- (c) Buena Vista is immediately east of Barry Farm across Suitland Parkway S.E. Like Barry Farm, this neighborhood is dominated by multi-family housing, with single-family detached and semi-detached units on its eastern and southern borders. In this case, however, the housing is privately owned. Its hillside location affords very good views of downtown Washington and nearby Virginia. The neighborhood's hilly topography has also resulted in narrow, winding streets. The Knox Hill housing development site borders this neighborhood on the east;
- (d) Douglass is southeast of Buena Vista. It contains a mixture of walk-up and garden apartment units, most of which are in two (2) public housing complexes (Stanton Dwellings and Douglass Dwellings). This neighborhood sits atop the long ridge which is Ward 8's most prominent topographic feature;
- (e) Garfield Heights is east of Douglass across Suitland Parkway S.E. It contains a mixture of single-family detached, walk-up and garden apartment units. One of the ward's few elderly housing complexes is located immediately north of this

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neighborhood at the Knox Hill housing development site. The neighborhood borders Prince Georges County, Maryland;

- (f) Shipley Terrace is south of Garfield Heights. Most of the housing in this neighborhood is walk-up and garden apartments, with semi-detached and rowhouse units near Southern Avenue S.E. ;
- (g) Congress Heights is south of Saint Elizabeth Hospital. Single-family detached housing predominates in this area, unlike other parts of Ward 8. One of the two (2) largest neighborhoods in the ward, Congress Heights extends from the Camp Simms development site west to the Anacostia Freeway/I-295 and south to South Capitol Street. The ward's largest business district and only supermarket are located in this neighborhood. Congress Heights' ridgetop location affords panoramic views of downtown Washington and nearby Virginia along its western border;
- (h) Bellview is south of Congress Heights. It contains the ward's second largest concentration of single-family detached housing units (after Congress Heights). A number of walk-up and garden apartment units are also in this neighborhood, along with one of the ward's two (2) high-rise apartment complexes. Like Congress Heights, this neighborhood sits atop the ridge which dominates the area. Hadley Memorial, one of the ward's two (2) hospitals, is in this neighborhood; and
- (i) Washington Highlands is Ward 8's largest and most populous neighborhood. Most of the housing in this neighborhood is a mixture of walk-up and garden apartment units, many of which are contained in public housing complexes such as Valley Green and Highland Dwellings. The ward's second high-rise complex and several clusters of recently completed single-family townhouses are also in this neighborhood. Greater Southeast Community Hospital is immediately northeast of Washington Highlands;

1903.4 Commercial areas/nodal development:

- (a) Ward 8's largest commercial area is the Martin Luther King, Jr. Avenue/Malcolm X Avenue shopping district in Congress Heights. It extends along Martin Luther King, Jr. Avenue S.E., from Saint Elizabeth Hospital south to Fourth Street S.E. This district contains the ward's only supermarket (a Safeway store), its newest office building (the Washington Gas Building, which houses the city's Development Zone Administration, the East of the River Community Development Corporation and a full-service D.C. Natural Gas branch office), a new Rite Aid drugstore, two (2) gasoline service stations (Amoco and Chevron), an Atlantic automobile parts outlet, two (2) fast food outlets (McDonalds and Church's Fried Chicken), a barber shop, a beauty parlor and various other convenience outlets. Few, if any, comparison goods are offered in this shopping area. The Martin Luther King, Jr. Avenue/Malcolm X Avenue shopping district is served by nearly every Metrobus route that serves the ward;

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- (b) The South Capitol/Atlantic Streets commercial area is Ward 8's second most significant shopping district. This area contains two (2) drugstores (Peoples Drugs and Care Drugs), a Riggs Bank branch, a Department of Employment Services (DOES) branch office, a Trak Auto parts store, three (3) food stores (Murray's, Highs and an independent store), two (2) liquor stores, a hardware store, an Exxon gasoline station, a beauty shop and other convenience outlets. The area offers a limited range of comparison goods but does not include clothing, appliances or other durable goods. The South Capitol/Atlantic Streets shopping district is accessible by Metrobus;
- (c) The ward's third significant commercial area is the South Capitol Street/Southern Avenue shopping strip in Washington Highlands. This business area is dominated by auto-oriented convenience outlets including three (3) gasoline stations (Sunoco, Shell and Exxon), a drive-in First American Bank branch, a Hostess Bakery thrift outlet, a Burger King fast food outlet, the Congress Heights U.S. Postal Service branch and a liquor store. The South Capitol Street/Southern Avenue shopping area competes with the adjacent and much larger Eastover shopping center in Prince Georges County, Maryland, which contains a much wider variety of basic and comparison goods. Like Ward 8's other two (2) primary commercial areas, this district is accessible by Metrobus; and
- (d) Ward 8 contains several smaller neighborhood commercial areas or nodes as well as scattered corner convenience stores. The commercial nodes are located at Alabama Avenue and Stanton Road S.E.; Alabama Avenue and 23rd Street S.E.; Wheeler and Barnaby roads S.E.; and South Capitol and Elmira streets S.W.

1903.5 Ward demographic characteristics:

- (a) Population:
 - (1) Ward 8 had an estimated population of seventy-two thousand two hundred (72,200) in 1990, a decrease of seven thousand eight hundred (7,800) persons, or about nine and eight tenths percent (9.8%), from 1980. During the 1980-1990 period, the District's population decreased by four and nine tenths percent (4.9%). In 1990 (the last year for which complete ethnic/racial population estimates are available), the population was ninety-one percent (91%) black, eight percent (8%) white and one percent (1%) other races. These figures are virtually unchanged from 1980;
 - (2) The city wide proportion of black, white, and other races was twenty-seven percent (27%) and three percent (3%) respectively in 1980; and sixty-seven percent (67%), twenty-eight percent (28%) and five percent (5%) respectively in 1990. The evidence suggests that Ward 8's racial composition has stabilized since 1980; and

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- (3) Ward 8 has the youngest population of any ward. In 1990, twenty-nine percent (29%) of the population was under fifteen (15) years of age, while only twenty percent (20%) was forty-five (45) years or older. This compares with city wide population figures of sixteen percent (16%) under fifteen (15) years of age and thirty-two percent (32%) age forty-five (45) years or above for both 1980 and 1990. This difference in age distributions between the ward and the city was more pronounced in 1980. At that time, thirty-one percent (31%) of Ward 8's population was under fifteen (15) years of age, while only sixteen percent (16%) was forty-five (45) years or older;
- (b) Housing :
- (1) Ward 8 has the lowest number of households of any ward in the city. A household is equivalent to any occupied housing unit. As shown in Table 2, the number of households in Ward 8 declined by eight percent (8%) between 1980 and 1990, from twenty-five thousand nine hundred (25,900) to twenty-three thousand nine hundred (23,900);
 - (2) This compares with a decrease of one and four-tenths percent (1.4%) city wide during the same period. The mean household size in Ward 8 remains the highest of any ward in the city, although it did decrease from three persons (3) in 1980 to two and eight tenths (2.8) persons in 1990. The city wide figures were two and three tenths (2.3) for 1990 and two and four tenths (2.4) for 1980;
 - (3) The home ownership rate in Ward 8 remains the lowest in the city. It increased moderately from fourteen percent (14%) in 1980 to sixteen percent (16%) in 1990. The comparable city wide figures were thirty-five percent (35%) in 1980 and thirty-nine percent (39%) in 1990;
 - (4) In 1990, Ward 8 had seven thousand nine hundred (7,900) housing units in one-unit structures (twenty-seven percent (27%)) and twenty-one thousand (21,000) housing units in structures containing two (2) or more units (seventy-four percent (74%)); and
 - (5) The median sales prices for row, semi-detached and detached houses in Ward 8 for 1987 was about sixty-seven thousand and five hundred dollars (\$67,500), compared with a city wide median of one hundred eleven thousand dollars (\$111,000). The ward's median sales price was thirty-nine percent (39%) below the city's median sales price. The median sales price of condominiums in Ward 8 was forty-seven thousand dollars (\$47,000) in 1987, compared with seventy-eight thousand dollars (\$78,000) city wide. This was a difference of forty percent (40%). In 1980, Ward 8's median sales price for row, semi-detached and detached houses was thirty-three percent (33%) below the city's median sales price. There were no condominium sales in the ward in 1980. The sales volume of row, semi-detached and detached houses was lower in 1987

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than in 1980 (one hundred fifty (150) units in 1987 compared with one hundred ninety (190) in 1980). Thirty (30) condominiums were sold in 1987;

(c) Income:

- (1) Ward 8 had the lowest median household income of any ward in the city in 1989. Its median household income was about twenty-one thousand three hundred dollars (\$21,300), or thirty-one percent (31%) below the city wide figure of thirty thousand and seven hundred dollars (\$30,700). According to 1980 census data, the median household income for Ward 8 in 1979 was about twelve thousand seven hundred dollars (\$12,700), or twenty-two percent (22%) below the 1979 city wide figure of sixteen thousand two hundred dollars (\$16,200);
 - (2) Ward 8 had the highest percentage of households with incomes under twenty thousand dollars (\$20,000) of any ward in the city in 1990. Forty-seven percent (47%) of the ward's households had incomes below twenty thousand dollars (\$20,000), compared with thirty-two percent (32%) of the city's households overall. In 1979, seventy-four percent (74%) of the ward's households had incomes under twenty thousand dollars (\$20,000), compared with fifty-nine percent (59%) for the city;
 - (3) Ward 8 had the highest poverty rate of any ward in the city in 1989. The Bureau of Census defines poverty as a family of four (4) with an annual income of seven thousand two hundred dollars (\$7,200) or less. Twenty-six percent (26%) of the households were in poverty that year, compared with fifteen percent (15%) city wide. In 1979, the ward's poverty rate was twenty-three percent (23%), compared with seventeen percent (17%) for the city; and
 - (4) In 1989, Ward 8 had more persons receiving food stamps and Aid to Families with Dependent Children (AFDC) payments than any ward in the city (twelve thousand four hundred (12,400) and eleven thousand five hundred (11,500), respectively). Twenty percent (20%) and twenty-one percent (21%) of the ward's population received food stamps and AFDC, respectively, compared with seven percent (7%) and eight percent (8%) city wide;
- (d) Educational status: Statistics indicate that the relative levels of education achieved by Ward 8 population maintained comparable trends in both 1980 and 1990. These figures indicate that the ward lagged significantly behind the city in both 1980 and 1990 in the percentage of its population that had completed college and high school. In 1980, six percent (6%) of the ward's population aged twenty-five (25) years or older had completed college compared to twenty-five percent (25%) completion city wide. In 1990, eight percent (8%) of the ward's population had completed college compared to a city wide completion rate of thirty-three percent (33%). There was a high proportion of high school dropout in both 1980 and 1990. In 1980, the ward had a twenty-five percent (25%) high school dropout rate compared with the city's

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rate of seventeen percent (17%). The gap widened in 1990 when the ward had a dropout rate of thirty-three percent (33%) compared with the city's twenty-one (21); and

- (e) Employment: Employment statistics for Ward 8 and the city indicate that during the 1980s, unemployment in Ward 8 remained significantly above city wide levels. In 1980, Ward 8's unemployment level was eleven and eight tenths percent (11.8%) compared to seven and three tenths percent (7.3%) unemployment city wide. By 1990, the ward's unemployment rate had risen to twelve and three tenths percent (12.3%). This compared, however, to a city wide unemployment level of five percent (5%);

1903.6 Current development activity:

- (a) The Anacostia Metrorail Station area, at I-295/Anacostia Freeway and Howard Road S.E., has the greatest development potential of any development site in Ward 8. This heightened potential is primarily due to the site's unique combination of waterfront, highway and public transportation access. The one hundred and twenty-five (125) acre site is in the Anacostia Development Zone. The Anacostia Metrorail Station on the Green line opened in December 1991. This station which has regional and local entrances greatly improves access for Ward 8 residents to the rest of the city;
- (b) The six thousand seven hundred square foot (6,700 ft._) Washington Gas Building represents the first major new office/commercial development in the ward. The building is at 3101 Martin Luther King, Jr. Avenue S.E., in the Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E., business district and the Alabama Avenue Development Zone. The Washington Gas Building was completed in August 1990. The project is a joint public/private venture involving two major commercial banks as well as the city. The building houses a full-service office for the District of Columbia Natural Gas (formerly Washington Gas Light) Company, the East of the River Community Development Corporation and the Development Zone Administration;
- (c) The Anacostia River is being restored under the provisions of the Chesapeake Bay Agreement, an interstate waterway cleanup compact. Within Ward 8, the city has focused on the need to restore the stream banks of Oxon Run between South Capitol Street and the District Line. This brief stretch of Oxon Run has experienced considerable erosion and illegal dumping. The Department of Recreation and Parks carried out stream bank restoration along this portion of Oxon Run;
- (d) In 1986, the District began a major sewer construction program aimed at reducing the amount of untreated sewage being discharged into the Anacostia River and other water bodies flowing through the District. Major elements of this program include the construction of new interceptor storm sewers and a new-technology concentrating swirl separator facility. The swirl separator facility was constructed at a site near RFK Stadium. It intercepts overflow storm run-off and separate solids (including untreated

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sewage) prior to discharging into the adjacent Anacostia River. Separated sewage is sent to Blue Plains for treatment;

- (e) The one hundred seventy-five (175) acre Saint Elizabeth Hospital (SEH) West Campus (part of the larger three hundred thirty-six (336) acre Saint Elizabeth Hospital tract) is designated in the Comprehensive Plan as a Special Treatment Area. The SEH West Campus is also located in the Anacostia Development Zone. The city is currently preparing a master plan for the redevelopment of up to forty (40) acres of the West Campus with appropriate mixed uses that will be compatible with the surrounding community, with the mental health treatment activities retained at the site and with development planned for the nearby Anacostia Metrorail Station area;
- (f) The proposed D.C. Village Business and Industrial Park is in the D.C. Village Development Zone, which covers the entire two hundred thirty (230) acre D.C. Village tract. Designated as a Special Treatment Area in the Comprehensive Plan, the tract lies between Martin Luther King, Jr. Avenue S.W. and I-295/Anacostia Freeway, immediately southwest of the Bellview neighborhood. The city has completed a Request For Proposals (RFP) for the construction of the proposed development on a fifteen and six tenths (15.6) acre site within the D.C. Village tract. The RFP is currently under review;
- (g) The twenty-five (25) acre Camp Simms mixed-use development site is in the Alabama Avenue Development Zone and is designated as a Development Opportunity Area in the Comprehensive Plan. It lies east of 15th Street S.E. between Alabama and Mississippi Avenues S.E. The District purchased this former D.C. National Guard site from the federal government in 1984 for mixed-use redevelopment. A ridge divides the site into a raised plateau along Alabama Avenue S.E. (zoned C-2-B) and a lower, almost-flat area along Mississippi Avenue S.E. (zoned R-3 and R-5-B). The master plan developed by the Department of Housing and Community Development for the site calls for the development of a community shopping center on the C-2-B zoned land, an elderly housing complex on the R-5-B zoned portion of the site and up to one hundred sixty-eight (168) townhouse units on the R-3 zoned land;
- (h) The Office of Planning contracted with Basile Baumann Prost & Associates to prepare an implementation plan and associated marketing strategy for each of the East of the River Development Zones. The plans and marketing strategies plan was completed by the consultant in May 1993;
- (i) The Department of Public and Assisted Housing completed a Comprehensive modernization of the Barry Farm Public Housing Complex in the summer of 1992. The renovated units feature new appliances and fixtures along with rowhouse-style exteriors. Outdoor lighting at Barry Farms, including street lights, have also been upgraded to increase neighborhood safety and security. The adjacent Barry Farm neighborhood, in the Anacostia Development Zone immediately north of Saint Elizabeth Hospital between Firth Sterling and Martin Luther King, Jr. Avenues S.E., is designated a Housing Opportunity Area in the Comprehensive Plan;

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- (j) The Monterey Park housing site is on vacant land immediately west of the Mary C. Terrell Elementary School on Wheeler Road S.E., in the Alabama Avenue Development Zone. The site is adjacent to another housing development site, Wheeler Hills Estate, that is a designated Housing Opportunity Area in the Comprehensive Plan. The Monterey Park housing site contains eight (8) acres of R-5-A zoned land. A private developer recently received Large Tract Review and built sixty-two (62) townhouse units on the site;
- (k) The Knox Hill development site is at Alabama Avenue and Jasper Street S.E., in the Alabama Avenue Development Zone. The twenty-three (23) acre former public housing site is designated in the Comprehensive Plan as a Housing Opportunity Area. Recently completed improvements on the site include a one hundred twenty-five (125) unit elderly housing complex and the Seventh District Police Headquarters. The city selected a home builder in 1989 to develop fourteen (14) acres of the site, zoned R-4, with up to one hundred forty-two (142) low- and moderate-income semi-detached townhouses. The site has been cleared, and construction began in 1992. Sixteen (16) semi-detached units have been completed, and construction is underway on another sixteen (16) units;
- (l) The Woodcrest housing development site is in the Alabama Avenue Development Zone at the intersection of Fourth Street and Mississippi Avenue S.E. It contains five and eight tenths (5.8) acres of steeply sloped and wooded land that was formerly the U.S. Army Radar tract. A proposal to build eighty-six (86) single-family townhouse units at the site received Large Tract Review approval in 1988. However, after subsequent modifications, the plans are to be resubmitted for Large Tract Review;
- (m) The Washington Metropolitan Area Transit Authority (WMATA), with the assistance of the District, has obtained additional federal funds to finance the completion of the Metrorail Green Line to its Branch Avenue terminus. Completion of this route will increase to three (3) the number of Metrorail stations that are directly accessible to Ward 8 residents, including one (1) in nearby Maryland that will be convenient to Washington Highlands residents;
- (n) WMATA, with the assistance of the District, has put in place three (3) minibus routes to serve underserved parts of Ward 8. These buses operate in Congress Heights, Douglass and Washington Highlands. They link with regular Metrobus routes, major commercial centers in or adjacent to the ward and the major hospital in the ward (Greater Southeast Community Hospital);
- (o) The Department of Public Works (DPW), Office of Bicycle Transportation, with the assistance of the Bicycle Advisory Council, has produced a bicycle transportation plan which includes a number of new routes in Ward 8. One new route is an extension of the Fort Circle Trail bike path from Fort Stanton Park just outside of Ward 8 to the Oxon Run Parkway bike trail. Other proposed routes would parallel Anacostia Park Drive S.E., Suitland Parkway S.E., Martin Luther King, Jr. Avenue S.E., Alabama Avenue S.E., Mississippi Avenue S.E., and South Capitol Street/Overlook Drive

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S.W. The National Park Service is planning to include the Anacostia Park and Fort Circle Trail segments in its capital budget. Capital authority has yet to be identified by DPW for the other proposed routes;

- (p) Representatives of the Congress Heights community in Ward 8 have expressed concern about the potential visual impact of the proposed National Children's Center on the surrounding residential area. The proposed five million dollars (\$5 mil.) treatment facility would provide day care for sixty (60) adults and child development services for ninety (90) children with multiple physical disabilities. The proposed site is at 3400 Martin Luther King, Jr. Avenue S.E., in the Alabama Avenue Development Zone. The R-4 zoned site was purchased in 1989 by the developer, National Children's Center, Inc. (NCC). Negotiations are currently underway between NCC and representatives of the affected community regarding the scale and facade treatments of the proposed facility;
- (q) The proposed Saint Elizabeth Hospital historic preservation inventory is part of the larger development planning effort being mounted by the Office of Business Services and Economic Development (BSED) for the SEH West Campus. The consultant selected by OBED to prepare the development plan is working closely with the Department of Consumer and Regulatory Affairs, Historic Preservation Division (HPD) to ensure the preservation of historic buildings and sites on the West Campus;
- (r) The Congress Heights neighborhood historic resource survey was carried out in 1989 by HPD with the help of federal grant assistance from the U.S. Department of the Interior's Historic Preservation Fund. The survey was conducted with the assistance of neighborhood organizations and private preservation groups. This survey is part of a city wide effort to survey and inventory the District's cultural heritage;
- (s) The Senior Citizens Counseling and Delivery Service proposes to develop an elderly multi-purpose center at a three (3) acre site in the Alabama Avenue Development Zone, at the intersection of Martin Luther King, Jr. Avenue and Savannah Street S.E. The R-4 zoned site is part of the former Wilburn Tract housing development site. The proposed development would include a multi-purpose center housing programs for the elderly, related office space for staff and a residential complex, including sixty (60) units of elderly housing and sixteen (16) townhouse units. In addition, through capital authority, the D.C. Office on Aging is proposing to construct a free-standing senior citizens multi-purpose center at a site to be determined;
- (t) The Metropolitan Police Department (MPD) initiated the Community Empowerment Policing Program (CEPP) in 1989 in an effort to help drug-infested District neighborhoods regain control of their streets from drug users and pushers. The program's objectives are to increase police visibility, to organize and train residents in crime prevention techniques, to secure abandoned and vacant buildings and to mobilize District government agencies to focus on the social causes that contribute to criminal activity and delinquency. MPD, with community cooperation, has established strong CEPP efforts at Valley Green Apartments (Washington Highlands), Oak Park

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Apartments (Bellview), Washington View Apartments (Buena Vista) and Elvans Road (Buena Vista). In these areas, there has been a marked decrease of violence and drug activity. This reduction has been accomplished through citizen patrols and added police foot patrols. MPD is also cooperating with the D.C. Taxicab Commission in monitoring problems in Ward 8 related to hacker security to help reduce the threat of criminal violence against cab drivers in the area; and

- (u) The Department of Human Services, Office of Policy and Planning (DHS/OPP) is currently reviewing service utilization reports to determine how many health service centers might be needed in Ward 8. DHS/OPP is also assessing data relevant to health conditions in the total ward. The health and social status of Ward 8 will ultimately affect the city's efforts for planned community changes in the ward under the East of the River Development Zones initiative.

1904 WARD 8 ECONOMIC DEVELOPMENT

- 1904.1 Increased economic development is a particularly critical need in Ward 8. Since the 1960s, the ward has trailed the rest of the city, based on most positive socio-economic indicators. The ward currently has the city's highest unemployment rate and the greatest proportion and number of persons on public assistance.
- 1904.2 The ward's negative socio-economic image in the greater Washington community has had adverse impacts on potential investment in the ward. Because of this, significant public and private resources must be used to stimulate the development of commercial services, provide a diversity of housing types and create market-sensitive educational and training centers to improve the occupational skills of current ward residents.
- 1904.3 With less than two percent (2%) of its land devoted to commercial uses, Ward 8 offers fewer commercial services to its residents than any other ward in the city. Existing services in the ward are generally limited to neighborhood-scale convenience and personal service outlets.
- 1904.4 Only one supermarket, a Safeway, is located in Ward 8. It contains only twenty thousand two hundred square feet (20,200 ft._) of space. A report, Overview of Retail Food Service Demand and Supply in the District of Columbia, prepared in 1988 by the Office of Business and Economic Development (OBED) and the Office of Policy, determined that Ward 8 contained only eleven percent (11%) of the total amount of food services retail space that it could support based on estimated demand.
- 1904.5 This report estimated that Ward 8 could support three (3) to four (4) additional supermarket outlets. This clear shortage of supermarket service forces most Ward 8

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residents to travel outside the ward to other parts of the District or to Prince Georges County, Maryland, to shop for groceries and other staple goods.

- 1904.6 Other retail commercial services in Ward 8 are similarly limited. One family-style sit-down restaurant is located in the ward. Otherwise, eating establishments are limited to mom-and-pop carryouts and fast food chain outlets. Auto care retail services are also limited in Ward 8. With the exception of two (2) auto parts retail outlets, these services are limited to “gas-and-go” service stations.
- 1904.7 Ward 8’s severe shortage of quality (and other) commercial services forces its residents to travel out of the ward to obtain services that are readily available to residents of other wards in the city. A much greater amount and variety of conveniently located commercial services are needed.
- 1904.8 Since 1980, the city has begun to lay the groundwork for meeting this need. The Comprehensive Plan, passed in 1984 and 1985, set forth the general policy framework for the economic revitalization of declining neighborhoods in Ward 8. The plan designates ten (10) areas throughout the District as Special Treatment Areas in light of planning and development complexities affecting each of these areas. Two (2) of these special planning areas are in Ward 8. In addition, the plan designates the Anacostia Metrorail Station site as both a Development Opportunity Area and a new or upgraded regional center (one (1) of two (2) to be located east of the Anacostia River). The city sees the Anacostia Metrorail Station area as the major development catalyst that will trigger spin-off development projects throughout Ward 8.
- 1904.9 In 1986, the city created three (3) East of the River Development Zones (Anacostia, Alabama Avenue and D.C. Village). Most of the areas within these zones lie within the borders of Ward 8. The intent of the development zones is to stimulate economic development by offering incentives to developers, first-time home buyers and employers who provide jobs and job training to zone residents. The Development of Human Services relocation of its administrative office to the Saint Elizabeth Campus will serve to increase the ward’s residents knowledge of and access to the Human Services facilities and programs available to them.
- 1904.10 The District has targeted approximately one hundred sixty million dollars (\$160 mil.) over the next five (5) years to achieve development zone objectives. For their part, private lending institutions and other investors have committed or planned to commit nearly five hundred million dollars (\$500 mil.) for development projects in the zones.
- 1904.11 In 1989, the Council of the District of Columbia (Council) passed the Supermarket Tax Incentive Act of 1988. This law is designed to provide tax incentives for the development of additional supermarket outlets in District neighborhoods that are presently underserved by supermarket chains. Ward 8 is a prime candidate for the development of at least four (4) modern, full-size supermarket outlets (including the proposed expansion of the existing Safeway food store). In order to accomplish the objectives of the Development Zones initiative, the Council enacted the Economic Development Zones Incentives Amendment

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Act of 1988, effective October 20, 1988 (D.C. Law 7-177; D.C. Code § 5-1401 *et seq.*). The regulations for tax incentives appeared in the District of Columbia Municipal Regulations on June 12, 1992.

- 1904.12 Finally, the city, through the Development Zones initiative, is focusing its resources on helping Ward 8 minority-owned and small businesses, and community-based development organizations. This comprehensive effort is based on the realization that the ward's black and other minority-owned businesses face special problems, ranging from under-capitalization and insufficient marketing/management skills to the lack of control over the space which most of them occupy as renters. BSED will have the leading role in providing financial and technical assistance to the ward's businesses and development organizations.

1905 WARD 8 OBJECTIVES FOR ECONOMIC DEVELOPMENT

- 1905.1 The objectives for economic development are as follows:
- (a) Identify ways to support the economic development and related objectives of the East of the River Development Zones and the Neighborhood Partnership Program, including the enhancement of retail services and the creation of additional employment and venture opportunities within the ward;
 - (b) Increase labor force job skill levels and expand job opportunities for ward residents, particularly the unemployed, the underemployed and youth preparing to enter the labor force; and
 - (c) Increase venture development and market opportunities for businesses and community development organizations based or active in the ward.

1906 WARD 8 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT

- 1906.1 The policies in support of economic development are as follows:
- (a) Plan and execute the upgrading of the Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E., commercial strip to provide an expanded range of commercial goods and services to nearby Congress Heights residents along with employees and visitors at Saint Elizabeth Hospital (SEH) and Bolling Air Force Base:
 - (1) The Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E., commercial district is Ward 8's largest business center. It sits astride the boundary between the Anacostia and Alabama Avenue development zones. It generally runs along Martin Luther King, Jr. Avenue S.E., from the southern boundary of Saint Elizabeth Hospital to Fourth Street S.E. The Comprehensive Plan designates the Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E., commercial district as a new or upgraded multi-neighborhood center suitable for moderate density commercial development. The Comprehensive Plan Amendments Act

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of 1989 (D.C. Law 8-129) also designates this business corridor as a Development Opportunity Area; and

(2) Recommended actions:

- (A) Coordinate commercial revitalization efforts in this commercial district, including the rehabilitation of existing retail establishments and the development of new ones, with development planning activities for the SEH West Campus;
- (B) Continue to encourage new commercial development and the adaptive reuse or replacement of underused commercial properties in this shopping area;
- (C) Assist the recently formed merchants association to promote and help maintain the area as an attractive shopping environment;
- (D) Coordinate with area merchants to ensure that the refurbished Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E., shopping area contains adequate off-street parking and loading facilities; and
- (E) Provide financial assistance to interested local merchants for commercial development, including commercial facade improvement and expanded business development ventures;

(b) Plan and execute the upgrading of the South Capitol/Atlantic Streets commercial district to provide improved commercial goods and services to the surrounding Congress Heights and Bellview neighborhoods:

- (1) The South Capitol/Atlantic Streets business district is the second largest commercial area in Ward 8. It is in the Alabama Avenue Development Zone. It generally runs along South Capitol Street from Martin Luther King, Jr. Avenue S.W., to Chesapeake Street S.W./S.E. The Comprehensive Plan designates this area as a new or upgraded multi-neighborhood center suitable for moderate density commercial development; and

(2) Recommended actions:

- (A) Continue to encourage new commercial development and the adaptive reuse or replacement of underused commercial properties in this shopping area;
- (B) Encourage local merchants in the shopping district to form a merchants association to promote and help maintain the area as an attractive shopping environment;

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- (C) Ensure that the refurbished South Capitol/Atlantic Streets shopping area contains adequate off-street parking and loading facilities; and
 - (D) Provide financial assistance to interested local merchants for commercial development, including commercial facade improvement and expanded business development ventures;
- (c) Encourage the development of a major mixed-use commercial/retail/cultural/residential complex at the Anacostia Metro Development Opportunity Area to provide enhanced shopping services, and employment and business opportunities for Ward 8 residents and the city:
 - (1) The Anacostia Metro Development Opportunity Area is at Howard Road and I-295/Anacostia Freeway S.E., in the Anacostia Development Zone (see §1930.1(c) for area boundaries and other details regarding proposed land use). This development site is considered by the city to possess greater economic development potential than any other single development opportunity site in Ward 8. The city and the ward community see careful development of this area as a key catalyst to economic development throughout the rest of the ward; and
 - (2) Recommended actions:
 - (A) Complete a small area study in this area (see §1930.1(c) for additional details regarding the recommended process);
 - (B) Use First Source Employment Agreements and other job training and placement measures to ensure the maximum possible number of job opportunities for Ward 8 residents resulting from private development at the site; and
 - (C) Ensure meaningful venture opportunities for Ward 8 businesses and resident entrepreneurs as a result of development at the Anacostia Metro Station development site. Minority business set asides, loans and loan guarantees, industrial revenue bonds and city-sponsored small business incubators are among the tools that may be used to achieve this objective;
- (d) Expand and improve supermarket food services in Ward 8 so that residents may have adequate, convenient and affordable grocery shopping opportunities in the ward:
 - (1) The city has estimated that Ward 8 could support additional supermarkets in or near the following neighborhoods: Barry Farm and Buena Vista (the store serving these areas would also serve adjacent Ward 6 neighborhoods); Congress Heights, Shipley Terrace and Douglass (all to be served by a single additional store possibly at Camp Simms); Washington Highlands (potential

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location at South Capitol Street and Southern Avenue S.W.); and Bellview (potential location on South Capitol Street near Atlantic Street S.W.); and

- (2) Recommended actions:
 - (A) Promote and encourage supermarket food chains to expand or locate full-service, modern supermarket outlets in Ward 8 neighborhoods;
 - (B) Put into effect the tax regulations designed to implement the provisions of the 1988 Supermarket Tax Incentive Act so that this additional incentive can be used to help generate the development of additional supermarket outlets in Ward 8;
 - (C) Work with the affected communities to identify and screen suitable sites for new or expanded supermarket outlets within the ward; and
 - (D) Ensure that proposed supermarkets, including adequate off-street parking and loading space, are designed as part of larger commercial/retail centers (existing or new) and are compatible with surrounding neighborhoods;
- (e) Develop additional commercial services in Ward 8 to help meet residents' needs:
 - (1) Only two (2) drugstores and one (1) hardware store are located in Ward 8. All three (3) of these outlets are in the South Capitol/Atlantic Streets commercial district. The ward contains no general merchandise or apparel outlets and only one (1) family-style restaurant. On the other hand, Ward 8 contains at least nine (9) liquor stores, including three (3) in the Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E., commercial strip alone; and
 - (2) Recommended actions:
 - (A) Conduct updated market studies, with the cooperation of the Ward 8 community, to determine the desired and economically viable level and mix of retail goods and services to be located in Ward 8's major commercial areas. The primary, but not sole, uses focused upon by this research effort should include food, drug and auto care services;
 - (B) Market Ward 8's commercial areas to potential investors, with specific emphasis on commercial revitalization activities in these areas, including facade restoration, new streetscape construction, commercial loan and tax incentives, code enforcement and the formation of merchants associations for each of the ward's larger commercial areas;

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- (C) Continue to strictly enforce recently revised zoning regulations restricting the location of new fast-food outlets in or near residential areas in Ward 8;
 - (D) Encourage developers of new or renovated commercial development to include full-service family-style restaurants in their building plans, where feasible; and
 - (E) Encourage the renovation and expansion of Ward 8's one (1) existing supermarket outlet and the building of three (3) additional full-size supermarkets (possibly including one (1) at South Capitol Street/Southern Avenue S.W.). The modernized and expanded existing supermarket could serve as a major catalyst for additional private development in the surrounding commercial area;
- (f) Expand and improve the level of auto care services within Ward 8 for the benefit of ward residents who own or use automobiles:
- (1) No full-service gasoline or auto repair facilities are located in Ward 8. Auto care services in the ward are limited to: two (2) auto parts retail outlets on Martin Luther King, Jr. Avenue S.E., and South Capitol Street, respectively; and eight (8) "gas-and-go" service station outlets: three (3) on Martin Luther King, Jr. Avenue S.E., one (1) on Alabama Avenue S.E., and four (4) on South Capitol Street; and
 - (2) Recommended actions:
 - (A) Identify suitable commercial/industrial sites for new or expanded auto repair shop and full service gasoline stations;
 - (B) Work with national oil companies to establish new full-service gasoline stations at appropriate locations in the ward; and
 - (C) Encourage, through the use of commercial loan and technical assistance programs, the establishment of additional full-service gasoline stations and auto repair shops at sites previously identified by the city as suitable for auto services;
- (g) Develop attractive training and employment alternatives to drug-related criminal activity for Ward 8's underused labor force, particularly its youths:
- (1) Ward 8 has the highest unemployment and poverty rates of any ward in the city. These factors count heavily in the involvement of many of the ward's youth and somewhat older unemployed residents in illegal drug trafficking. Neighborhoods that are particularly hard-hit by this problem include: Washington Highlands; Barry Farm; Shipley Terrace; and Douglass; and

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- (2) Recommended actions:
 - (A) Bring additional education, training and employment opportunities to the ward; and
 - (B) Establish agreements with adjacent suburban jurisdictions to match qualified Ward 8 and other inner-city workers with employment opportunities in labor-short suburban employment centers; and
- (h) Provide increased technical and financial assistance to black and other minority-owned and small businesses in Ward 8 to help them provide needed goods and services to the ward's residents on a profitable basis:
 - (1) Most black and other minority-owned and small businesses in Ward 8 are under-capitalized and their owners often lack solid business management and marketing skills. These problems render the affected businesses economically marginal, at best, in their operations. In addition, most of these businesses lease, instead of own, their space. Hence, they have little control over their own tenancy or stake in the overall well-being of the commercial areas where they are located. Commercial areas where large concentrations of struggling business establishments are located include: Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E.; South Capitol/Atlantic Streets; and South Capitol Street/Southern Avenue S.E.; and
 - (2) Recommended actions:
 - (A) Persuade and help local merchants to organize viable merchants associations as a means of providing "self-help" in conducting business throughout the ward;
 - (B) Contract with private-sector technical assistance providers to run "project-oriented development" clinics for community-based development organizations active in Ward 8. At these clinics, projects that are planned or underway would be thoroughly evaluated for overall feasibility or effectiveness in helping the sponsoring organizations to meet their development goals;
 - (C) Help community-based development organizations in Ward 8 to develop marketing packages to publicize their projects and services;
 - (D) Survey minority business ownership patterns in Ward 8 to ascertain the specific nature of the special problems facing black and other minority business owners in the ward;

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- (E) Establish financial and regulatory incentives to encourage black and other minority entrepreneurs to establish, expand and diversify operations to meet the business and consumer needs of Ward 8;
- (F) Conduct an inventory of vacant and underused commercial space in all of the ward's major business districts to identify properties which might be used to help start a shopsteading program, whereby prospective or existing business owners might obtain new space for a nominal fee plus the cost of needed improvements to bring the property up to codes;
- (G) Analyze the feasibility of operating a shopsteading program, taking into account the potential availability of underused and vacant commercial properties which might be acquired by the city for such a purpose;
- (H) Initiate a shopsteading program within the ward on a demonstration basis (once the feasibility of operating such a program has been established);
- (I) Assist qualified Ward 8 black and other minority businesses in obtaining minority business enterprise (MBE) certification so that they can take advantage of contracting opportunities in the Sheltered Market program established in the Minority Contracting Act of 1976, effective March 29, 1977 (D.C. Law 1-95; D.C. Code § 1-1141 *et seq.*); and
- (J) Establish small business incubator centers in Ward 8 to provide struggling businesses with lower-cost space and centralized business support services at a significantly lower cost. The city is establishing such small business development centers in other commercial areas within the District. A number of other U.S. cities already contain such facilities.

1907 WARD 8 HOUSING

- 1907.1 Ward 8 has a wide range of housing types. Single-family detached structures on sizable lots are interspersed with townhouses and apartments. However, the predominant housing pattern is a profusion of garden and walk-up apartments.
- 1907.2 Ward 8 has the smallest percentage of owner-occupied housing units of any ward in the city, seventeen percent (17%). The ward also contains the city's second largest concentration of public housing. Since 1980, renovation has begun or been completed on many of these units. However, the city faces a serious problem in finding the resources to maintain these units or complete the massive job of renovating Ward 8's public housing.
- 1907.3 To stabilize many of the neighborhoods in Ward 8, it is the policy of the District to encourage a balance between owner-occupied and rental housing as well as to upgrade and maintain public housing in Ward 8. In support of these policies, the city has encouraged, in recent years, the conversion of a small number of rental units to condominiums. The city

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has also encouraged the formation of public housing tenant organizations throughout Ward 8 and the rest of the District to participate in the maintenance and upkeep of the units.

- 1907.4 The most noticeable housing trend in Ward 8 since 1978 has been the construction of large numbers of new single-family townhouses throughout the ward. These townhouses are along Southern Avenue S.E., Wheeler Road S.E., Barnaby Road S.E., and Mississippi Avenue S.E., among other places. Several sites along Mississippi Avenue and Alabama Avenue S.E., have been proposed for additional townhouse development (Camp Simms, Knox Hill, Monterey Park and Woodcrest).
- 1907.5 It is important that suitable housing be provided in the ward for elderly residents. Until 1986, there were no housing units in Ward 8 specifically designed for older residents. However, the elderly comprised four percent (4%) of the ward's population in 1980, and the number is increasing. Recently, one hundred twenty-five (125) units of elderly housing were completed at the Knox Hill development site. Additional units have also been proposed for Camp Simms and a site at Martin Luther King, Jr. Avenue and Savannah Street S.E.
- 1907.6 In 1986, the District government established the East of the River Development Zones to foster housing and economic development activity in Ward 8 and adjacent portions of Far Southeast Washington. Of these, the Alabama Avenue Development Zone was formed primarily for the purpose of promoting housing development along the Alabama Avenue S.E., and Martin Luther King, Jr. Avenue S.E., corridors. To accomplish this overall objective, the Department of Housing and Community Development and the D.C. Housing Finance Agency have developed and are implementing an assortment of financing and related tools to assist potential new homeowners. Several incentives for first-time home buyers are included in the package of policies currently being implemented in the East of the River Development Zones.

1908 WARD 8 OBJECTIVES FOR HOUSING

- 1908.1 The objectives for housing are as follows:
- (a) Increase the number of owner-occupied and single-family housing units in the ward;
 - (b) Provide additional housing for older citizens;
 - (c) Maintain and improve existing housing, especially public housing, for present and future residents;
 - (d) Control the conversion of residential housing to nonresidential and transient use;
 - (e) Promote new and rehabilitated housing to meet all levels of need and demand, and provide incentives to construct the types of housing needed at desired locations; and

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- (f) Provide housing opportunities for low- and moderate-income households by promoting the construction and renovation of a range of housing types.

1909 WARD 8 ACTIONS IN SUPPORT OF HOUSING

1909.1 The policies in support of housing are as follows:

- (a) Promote an increase in the level of home ownership in Ward 8 to help stabilize and improve residential neighborhoods:
 - (1) Ward 8 has the lowest level of home ownership of any ward in the city. Single-family housing in the ward is concentrated primarily in the following neighborhoods: Congress Heights west of Martin Luther King, Jr. Avenue S.E., and north of Alabama Avenue S.E.; Bellview west of South Capitol Street and north of Danbury Street S.W.; Buena Vista east of 16th Street S.E., and south of Erie Street S.E.; Shipley Terrace south of Savannah Street S.E., and east of 23rd Street S.E.; and Washington Highlands along Southern Avenue S.E. (between Wheeler Road and 13th Street S.E., at Valley Terrace S.E., and between Bonini and Sixth Streets S.E.); and
 - (2) Recommended actions:
 - (A) Continue and expand home ownership assistance programs in Ward 8, including the Home Purchase Assistance Program (HPAP), Homestead Housing Preservation Program (which recycles tax-delinquent residential properties) and Tenant Purchase Assistance Program (TPAP);
 - (B) Expand bond-financed home purchase assistance efforts in Ward 8;
 - (C) Provide increased technical and financial assistance to nonprofit housing providers who wish to develop new single-family housing in Ward 8; and
 - (D) Expand the Land Acquisition for Housing Development Opportunities (LAHDO) program to finance private-sector housing and mixed-use residential development projects in Ward 8; and
- (b) Rehabilitate abandoned and underused privately owned apartment buildings within Ward 8 or replace them with new and more appropriate residential uses:
 - (1) Renovation of public and privately owned multi-family housing in Ward 8 has significantly reduced the number of abandoned and blighted apartment units in the ward since 1980. Nevertheless, a number of blighted and abandoned apartment structures remain at scattered sites throughout the ward. These structures are not only eyesores within their surroundings, but are potential harbors for criminal activity as well. Locations of such housing include: Shipley

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Terrace at 23rd and Savannah Streets S.E.; Buena Vista and Shipley terraces S.E., adjacent to Knox Hill; 13th Street S.E., between Alabama and Mississippi Avenues S.E., in Congress Heights; and Danbury Street S.W., between South Capitol Street and Martin Luther King, Jr. Avenue S.W., in Bellview; and

(2) Recommended actions:

- (A) Place vacant multi-family properties that have not been maintained by their owners under the "Clean It or Lien It" program. Costs incurred by the city in cleaning up such properties could then be charged against the properties as liens. Unpaid liens on any properties past a certain point in time would then be subject to further action by the city;
- (B) Continue and expand the Distressed Properties Program in Ward 8 to provide tax incentives for the rehabilitation of vacant rental housing;
- (C) Expand the use of Low-Income Housing Tax Credits (LIHTCs) in Ward 8 to persuade for-profit home builders to provide new or rehabilitated low-income housing units; and
- (D) Continue and expand the Section 8 Program for rental housing subsidies in Ward 8 to increase affordable housing opportunities for eligible renters.

1910 WARD 8 ENVIRONMENTAL PROTECTION

1910.1 The Environmental Protection Element of the Comprehensive Plan encompasses the protection of the natural environment and the regulation of the built environment in ways that maintain and elevate the quality of life and the sense of well-being of the city's residents, workers and visitors. The District government is currently expanding its efforts to improve the environmental quality in Ward 8. A leading environmental protection issue in the ward is the preservation of the area's natural environment. The ward's winding roadways and hilly topography help to shape some of the city's most attractive natural vistas. There are points in the ward that offer panoramic views of the Virginia shoreline, the Monumental Core and portions of Prince Georges and Montgomery counties in Maryland. Many Ward 8 residents are understandably sensitive to proposals to develop some of these areas.

1910.2 Soil erosion is a serious problem in the ward due to its unstable clay-based soil types and hilly terrain. This problem has been exacerbated by insensitive construction practices that prevailed throughout the ward in the past. Litter and debris are another serious issue, especially near vacant or boarded-up housing units which are also havens for rodents. Abandoned vehicles and illegal dumping are additional environmental concerns in the ward. The "Clean It or Lien It" program is being implemented on properties throughout the ward, the War on Rats program has been expanded, and general code enforcement increased.

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- 1910.3 A portion of the Saint Elizabeth Hospital East Campus was used in recent years for the dumping of fly ash from the city's solid waste incinerator. The local community is concerned that heavy metal residues in the ash may be leaching into the ground on and off the site. The District has tested the ash on several occasions and has found that it is non-hazardous. The ash disposal site has been closed, covered with topsoil and seeded to contain the ash material, and there is no evidence of groundwater contamination at the site. Still, the District government has asked the U.S. Public Health Commission to review the environmental data regarding ash disposal at the site, to determine whether any potential health problems exist and to recommend further remedial actions where necessary.
- 1910.4 Air and water quality are another major issue in Ward 8. Residents who live near the Blue Plains Wastewater Treatment Plant raise the issue of foul air. The water quality of the Anacostia River is another area of concern, because the ward's soil types and hilly topography result in the washing of large amounts of soil and debris into the streams feeding into the Anacostia River. This diminishes the quality of both the Anacostia and Potomac rivers as well as the streams located in the ward that feed into them.
- 1910.5 The District is a participant under an interstate compact, the Chesapeake Bay Agreement, signed by the District of Columbia, Virginia, Maryland, Pennsylvania and the U.S. Environmental Protection Agency (EPA). The purpose of this compact is to promote interjurisdictional efforts to halt pollution of the Chesapeake Bay and contain or reverse environmental impacts that result from that pollution.
- 1910.6 Finally, the Comprehensive Plan Amendments Act of 1989 requires the city to draw up and enforce new environmental review regulations that mandate an assessment of environmental impacts for all proposed development exceeding one million dollars (\$1 mil.) in value.

1911 WARD 8 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

- 1911.1 The objectives for environmental protection are as follows:
- (a) Protect the overall environmental quality of the District's land areas by preventing further soil erosion, promoting the restoration of eroded areas and enforcing prohibitions against illegal dumping and other destructive practices;
 - (b) Promote public health and sanitation through the enactment and enforcement of regulations regarding food storage and handling; rodent control; elimination of rubbish pileups on vacant property; transport and disposal of hazardous waste; and noise abatement;
 - (c) Improve the quality of water in the rivers and streams of the District to meet public health and recreational water quality standards, and to improve the physical, chemical and biological integrity of these watercourses for multiple uses, including fishing, swimming and other recreation;

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- (d) Ensure adequate protection of public health and safety in the ward by testing for and removing lead, radon gas, asbestos and other hazardous substances from the man-made environment;
- (e) Improve and develop safe and effective methods of collection, management and disposal of solid waste, including the management and disposal of sewage sludge;
- (f) Improve the quality of the air of the District and the region to meet public health standards; and
- (g) Protect the environment in ways that maintain and elevate the quality of life and the sense of well-being for Ward's residents, workers and visitors.

1912 WARD 8 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION

1912.1 The policies in support of environmental protection are as follows:

- (a) Prevent illegal or improper dumping of hazardous or other waste in Ward 8:
 - (1) Considerable community concern was raised about the recently closed ash disposal site at Saint Elizabeth Hospital's East Campus. Littering and illegal dumping of trash is also a problem at such locations as Morris Road S.E., and Oxon Run, southwest of South Capitol Street; and
 - (2) Recommended actions:
 - (A) Strictly enforce anti-dumping ordinances to prevent future illegal or improper dumping in Ward 8; and
 - (B) Provide other means of disposal of hazardous and other waste as alternatives to illegal dumping; and
- (b) Correct soil erosion problems at existing residential and commercial developments in Ward 8, and ensure that new developments incorporate measures to mitigate potential soil erosion impacts:
 - (1) Numerous sites throughout the ward exhibit signs of significant erosion. This problem is especially noticeable in the following locations: Sayles Place S.E., between Stanton and Douglass Roads S.E., in Buena Vista (Washington View Apartments); Elvans Road S.E., in Buena Vista; Fifteenth and Savannah Streets S.E., in Congress Heights; Condon Terrace and Eighth Street S.E., in Washington Highlands; Mississippi Avenue S.E., and South Capitol Street in Congress Heights; and Danbury Street S.W., in Bellview; and

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(2) Recommended actions:

- (A) Revise, on a priority basis, current permitting procedures to incorporate the new environmental review procedures developed in accordance with the environmental review requirements of the 1989 Comprehensive Plan Amendments Act;
- (B) Give priority to the environmental review of major development slated for Ward 8 sites which have been identified by the city as suffering from soil instability or drainage problems; and
- (C) Strengthen related environmental review procedures, such as the Large Tract Review process, in accordance with the revised environmental review regulations developed by DCRA.

1913 WARD 8 TRANSPORTATION

- 1913.1 Since the beginning of Metrorail service and the acquisition of the Washington metropolitan area's private transit bus companies by the Washington Metropolitan Area Transit Authority (WMATA), the city's public transportation system has been rated one of the best in the nation. The Metrorail system provides most of the District with excellent service despite the burdens of morning and evening rush hours, noontime lunch rushes and millions of tourists and other visitors to the city.
- 1913.2 This, however, does not hold true for Ward 8 at the present time. Direct Metrorail service is not scheduled for the ward until late 1991 or early 1992, when the Anacostia Metro Station (currently under construction) will open for service.
- 1913.3 Metrobus provides the primary means of public transportation for Ward 8 residents. Although bus service is generally adequate during rush hours, much of the ward is poorly served at other times. This is a serious problem because fewer than forty percent (40%) of the ward's adult residents own automobiles.
- 1913.4 In addition, the ward is cut off from much of the District by the Anacostia River. Only two (2) bridges (Frederick Douglass/South Capitol Street and 11th Street) directly connect the ward with portions of the District west of the river.
- 1913.5 The ward is conveniently served by the region's highway network through I-295, South Capitol Street and Suitland Parkway S.E. The local street system has been shaped much more by the area's rugged terrain than by the L'Enfant/Banneker grand plan. Streets are generally winding and hilly. Since 1986, the city has undertaken a major road reconstruction program in Ward 8. Major sections of South Capitol Street and Martin Luther King, Jr. Avenue S.E./S.W., are currently under repair or slated for repair/reconstruction.

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- 1913.6 Ward 8's existing commercial districts are all surrounded by residential uses. Ward residents generally welcome the planned upgrading of most of these areas for the additional retail shopping and employment opportunities that will be created. However, residents who live near these commercial areas are concerned about the potential impacts of increased traffic and associated parking on their neighborhoods.
- 1913.7 Parking in the ward's residential areas is generally adequate, especially in single-family housing areas. Commercial areas, however, are inadequately supplied. Off-street parking and loading facilities are virtually non-existent in most of Ward 8's commercial centers, and on-street parking is limited. This contributes to congestion along the ward's major commercial thoroughfares.
- 1913.8 Bicycle transportation has received attention from the District since the late 1970s as an energy-efficient commuter mode as well as a health-promoting recreational activity. Both the District and federal governments are planning city wide and regional bike route improvements which include the construction of several new routes in Ward 8. The only existing bicycle route in Ward 8 is a bike trail which runs through Oxon Run Parkway from 13th Street S.E., to South Capitol Street. The trail is poorly lit and partially hidden by woods, conditions which contribute to low levels of observed use.
- 1913.9 Ward 8's other primary means of mass transportation is the paratransit mode of taxicabs. Unfortunately, taxicab service in the ward is generally inadequate even during rush hours. Ward residents trying to return from other parts of the city often find cab drivers unwilling to take them across the river. For their part, many cab drivers express concern about perceived high levels of drug-related criminal activity in the ward.
- 1913.10 The opening of the Anacostia Metro Station in 1991 or early 1992 is expected to provide a major improvement in public transit service and to serve as a catalytic agent for the redevelopment of land around the station. It is expected to serve as a temporary terminus for the Metrorail Green Line until the route can be extended to its ultimate terminus at Branch Avenue in Prince Georges County, Maryland. Metrobus routes will be modified or rerouted to provide direct service to the Anacostia Metrorail Station.

1914 WARD 8 OBJECTIVES FOR TRANSPORTATION

- 1914.1 The objectives for transportation are as follows:
- (a) Provide a balanced transportation network incorporating all modes of transportation including mass transit, private automobiles, bicycling and walking; and
 - (b) Improve and maintain neighborhood streets, thereby facilitating commerce, supporting growth and development and expanding businesses and job opportunities.

1915 WARD 8 ACTIONS IN SUPPORT OF TRANSPORTATION

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1915.1 The policies in support of transportation are as follows:

- (a) Upgrade taxicab service in Ward 8 to a level comparable with taxicab service provided to District neighborhoods west of the Anacostia River:
 - (1) Taxicab service in Ward 8 is generally inadequate throughout the ward, but especially in the following neighborhoods: Congress Heights; Washington Highlands; and Barry Farm; and
 - (2) Recommended actions:
 - (A) Meet with the community and the local taxi industry to hash out all valid concerns regarding the level and quality of taxicab service in Ward 8;
 - (B) Increase taxi service throughout Ward 8 and east of the Anacostia River generally, as follows: increase the number of licensed taxicabs; enforce regulations requiring drivers not to discriminate in answering calls or picking up passengers; establish or promote livery service (whereby transportation to and from specified points is obtained by telephone and provided for a fee); establish a twenty-four (24) hour hotline through which citizens can lodge complaints against discriminating drivers and taxicab companies; and establish cab stands and delivery points at hospitals, fire stations, police substations or other public facilities in Ward 8;
 - (C) Develop specific strategies for correcting specific problems related to hacker security (from criminal attack) and discrimination against prospective fares wishing to travel to Ward 8 and other parts of the District east of the Anacostia River; and
 - (D) Provide financial and regulatory incentives as well as technical assistance to prospective minority entrepreneurs to provide better taxicab service to Ward 8 residents;
- (b) Increase off-street parking and loading facilities in Ward 8's commercial areas to accommodate customers and deliveries and reduce traffic congestion:
 - (1) With the exception of the commercial nodes along South Capitol Street, Ward 8's commercial areas are generally deficient in the amount of off-street parking and loading space provided for shoppers and delivery vehicles. Among the commercial areas that are especially disadvantaged in this regard are: Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E.; Martin Luther King, Jr. Avenue S.E., between Chicago Street and Suitland Parkway S.E.; and Alabama Avenue and 23rd Street S.E.; and
 - (2) Recommended actions:

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- (A) Work with local merchants and affected neighborhoods bordering the ward's major business centers to identify potential sites for off-street parking or loading facilities that will result in minimal disruption to adjacent residential uses; and
 - (B) Allocate capital funds on a timely basis to acquire land, where necessary, and construct off-street parking and loading facilities; and
- (c) Ensure that new nonresidential development projects in Ward 8 include measures designed to mitigate potential traffic impacts on adjacent residential areas:
- (1) Commercial areas with planned upgrading which could generate unwanted traffic impacts include: Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E.; Martin Luther King, Jr. Avenue/First Street S.E.; Alabama Avenue and 13th Street S.E. (new area to be created); Camp Simms/Alabama Avenue and Stanton Road S.E.; Savannah and 23rd streets S.E.; Wheeler and Barnaby roads S.E.; South Capitol/Atlantic streets S.E./S.W.; and South Capitol Street/Southern Avenue S.E.; and
 - (2) Recommended actions:
 - (A) Require applicable proposed new nonresidential development undergoing Zoning/Large Tract Review or permit processing to incorporate suitable traffic planning and management measures designed to minimize impacts on adjacent residential areas; and
 - (B) Take potential traffic impacts into account in identifying sites for proposed off-street parking/loading facilities or other new nonresidential development adjacent to or near existing residential areas.

1916 WARD 8 PUBLIC FACILITIES

- 1916.1 Ward 8 contains a large number of city-owned facilities. The largest of these include Saint Elizabeth Hospital East Campus, Blue Plains Wastewater Treatment Plant, the D.C. fire and police academies, the Seventh District Police Headquarters and D.C. Village. In addition, Ward 8 contains three (3) neighborhood health clinics, fourteen (14) recreation centers, five (5) swimming pools, eleven (11) tennis courts, three (3) fire stations, two (2) public library branches, nineteen (19) elementary schools, three (3) junior high schools and one (1) senior high school.
- 1916.2 The city has been actively involved in upgrading public facilities in Ward 8. Bridges and sewer systems are being replaced or modernized. A library kiosk and a modern fire station have been constructed within the ward since 1986 (at Alabama Avenue and Stanton Road S.E. and First and Atlantic Streets S.E., respectively), and the new Seventh District Police

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Headquarters building opened in 1989 at Alabama Avenue and Jasper Street S.E. (Knox Hill).

1916.3 The Department of Recreation and Parks (DRP) is planning to carry out several capital improvement projects in Ward 8 between 1990 and 1993. DRP plans to rehabilitate the field house at the Congress Heights Recreation Center, build a new playground at the Knox Hill development site and renovate the former Anacostia Neighborhood Museum building on Martin Luther King, Jr. Avenue S.E., for use as a children's theater and arts center. DRP has received capital authority for the arts center and plans to develop it during 1992-1993. DRP also plans to construct a new senior citizens center as an addition to the Bald Eagle Recreation Center.

1916.4 In 1987, the University of the District of Columbia expressed an interest in establishing a satellite campus or facility at a site in Ward 8. Since 1970, the Ward 8 community has pursued the idea of establishing an institution of higher learning in the ward. The community's interest in establishing such a facility stems from the fact that Ward 8 residents, since the early 1970s, have made up a significant portion of those District residents enrolled in publicly funded institutions of higher learning in the city.

1917 WARD 8 OBJECTIVES FOR PUBLIC FACILITIES

1917.1 The objectives for public facilities are as follows:

- (a) Ensure that adequate and high quality neighborhood-based public services and facilities are available and accessible to the Ward 8 community at a minimal cost; and
- (b) Ensure coordinated planning, construction, renovation and maintenance of public facilities that are essential in supporting an adequate public service delivery program.

1918 WARD 8 ACTIONS IN SUPPORT OF PUBLIC FACILITIES

1918.1 The policies in support of public facilities are as follows:

- (a) Establish a satellite campus or facility for post-secondary education in Ward 8 to improve its residents' access to higher learning and professional career development opportunities:
 - (1) Residents of Ward 8 comprise a significant portion of the University of the District of Columbia (UDC) student body. However, there is no UDC or other post-secondary educational facility in Ward 8. Access to existing UDC and other university or college facilities from Ward 8 is hampered by its relative isolation from parts of the District west of the Anacostia River. Potential sites

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for such a facility include: Anacostia Metrorail Development Opportunity Area and Saint Elizabeth Hospital West Campus; and

(2) Recommended actions:

(A) Bring the Ward 8 community and UDC representatives together to investigate the general feasibility of locating a satellite facility in Ward 8; and

(B) Assist in the establishment of a formal planning process for the proposed satellite facility; and

(b) Establish a multi-service recreational center that will address both recreational and community cultural needs in Ward 8:

(1) Ward 8 contains no recreational facility capable of supporting positive nonsports related cultural activities for the ward's youth and other residents. Community leaders have stated that the development of a facility that would address recreational as well as cultural needs is one of the ways to expose the ward's youth to attractive, lifestyle alternatives to involvement in illegal drug trafficking. Saint Elizabeth Hospital's West Campus has been suggested by the community as a potential site for such a facility; and

(2) Recommended actions:

(A) Conduct a needs assessment study to determine the appropriate mix of activities and amount of space needed for the proposed Children's Art center;

(B) Generate and evaluate recreational and cultural alternatives for the facility on the basis of feasibility and compatibility with proposed uses and adjacent or nearby residential uses;

(C) Select and implement cultural/artistic activities for the proposed center; and

(D) Provide for community participation in the planning and implementation process to assist the District in responding to community needs.

1919 WARD 8 URBAN DESIGN

1919.1 The physical character of Ward 8 is unique within the city. Its rugged, wooded ridges and slopes have shaped the road system, in many places, into a network of twists and turns. The ward also offers unparalleled hilltop vistas of the Monumental Core, the Anacostia and Potomac rivers, and parts of nearby Maryland and Virginia.

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- 1919.2 Unfortunately, prior development in the ward has been insensitive to the ward's scenic amenities. Apartment buildings have literally turned their backs to the vistas at some locations, and site preparation at other locations has failed to include effective soil retention measures. As a result, soil erosion is evident at most of these locations. Proposed improvements must be carefully scrutinized to ensure that the physical integrity of the ward is protected.
- 1919.3 Ward 8 residents are increasingly concerned about the balancing of proposed residential and commercial improvements with the natural amenities of the ward. In particular, the ward's commercial areas are seen by residents as unattractive and lacking a "sense of place." These areas generally lack cohesion and are in need of improvement.
- 1919.4 The District government is working to enhance the design quality of the built environment within Ward 8. The Office of Business and Economic Development has initiated a Neighborhood Partnership Program in the ward to bring together local merchants, concerned citizens, private developers and appropriate government representatives to devise strategies that will help revitalize some of the ward's commercial areas.
- 1919.5 Commercial facade standards have been designed for a five (5) block section of Martin Luther King, Jr. Avenue S.E., centering on its intersection with Malcolm X Avenue S.E. The South Capitol/Atlantic Streets commercial center and the neighborhood retail center at South Capitol and Elmira Streets S.W., are also receiving attention under this program.
- 1919.6 Negotiations are underway with merchants and property owners in other Ward 8 retail centers to establish additional improvement programs.

1920 WARD 8 OBJECTIVES FOR URBAN DESIGN

- 1920.1 The objectives for urban design are as follows:
- (a) Maintain and enhance the physical integrity and character of the District as the National Capital, including Ward 8;
 - (b) Preserve and enhance the distinguishable physical qualities of Ward 8 neighborhoods;
 - (c) Restrict and sensitively design new development proposed to be placed on severe slopes and unstable soils;
 - (d) Create and enhance relationships between the rivers and Ward 8 residents, develop urban waterfronts and water-related recreation in appropriate locations and establish attractive pedestrian connections from neighborhoods to activities along the waterfronts;

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- (e) Encourage developments that respond to the prominent ridgelines of Ward 8 and the horizontal skyline of the District so as to maintain and enhance the physical image and character of the ward and the city;
- (f) Protect areas of strong architectural character and to ensure that the architecture of new development in these areas is complementary to the ward's and the city's existing architectural character;
- (g) Encourage new development in areas with vacant or underused land to secure a strong, positive physical identity;
- (h) Coordinate and strengthen the design function and image of commercial corridors that serve neighborhood centers;
- (i) Implement measures to ensure that master plans, project plans, public facilities, capital improvements and administrative regulations are consistent with the policies of the Urban Design Element of the Comprehensive Plan;
- (j) Protect and preserve the desirable qualities of the ward's established residential neighborhoods; and
- (k) Focus special design consideration at and around the Anacostia and Congress Heights Metrorail stations and the Saint Elizabeth Hospital West Campus to add to the ward's unique identity.

1921 WARD 8 ACTIONS IN SUPPORT OF URBAN DESIGN

1921.1 The policies in support of urban design are as follows:

- (a) Ensure that new residential and nonresidential development proposed for Ward 8 will be architecturally compatible with the highest quality of existing development in the ward:
 - (1) Ward 8 contains a number of developed areas with a distinct and attractive physical/architectural character. These include: Barry Farm (renovated public housing); Congress Heights (single-family residential areas and some renovated multi-family complexes); Bellview (single-family residential areas and some renovated multi-family residential complexes); Shipley Terrace (single-family residential areas and some renovated multi-family residential complexes); and Washington Highlands (single-family residential areas); and
 - (2) Recommended actions:
 - (A) Encourage increased design quality in all development projects reviewed through the planned unit development (PUD), R-5-A zone site review

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and Large Tract Review processes by requiring compatible designs and landscaping;

- (B) Develop a text amendment to the Zoning Regulations which would minimize, on a city wide basis, the impacts from incompatible uses where residential communities adjoin Production and Technical Employment (PTE) areas; and
 - (C) Develop and implement commercial facade guidelines for commercial districts in Ward 8; and
- (b) Encourage developers of new residential or nonresidential projects to incorporate design features that respect the ward's fragile, yet beautiful, natural environment:
- (1) Areas where development is strongly influenced by the ward's natural beauty, and where development should be sensitive to environmental constraints include: Oxon Run Creek and Parkway; Shepherd Parkway (bordering I-295); Saint Elizabeth Hospital; Buena Vista; Congress Heights; Bellview; and Washington Highlands; and
 - (2) Recommended actions:
 - (A) Establish clear guidelines for planned unit development, R-5-A zone review and Large Tract Review procedures so that those reviews are effective in ensuring appropriate development on sites that are steeply sloped, poorly drained or identified by the city as suffering from unstable soil conditions; and
 - (B) Continue to implement the current zoning requirement for site review of proposed single-family townhouse projects on R-5-A zoned properties.

1922 WARD 8 PRESERVATION AND HISTORIC FEATURES

- 1922.1 Ward 8 contains a number of historic resources. These include several existing and former historic sites such as Saint Elizabeth Hospital, several Civil War fort sites (part of the city's Fort Circle Parks system), several roads which date back to colonial and early post-revolutionary times and the former Tobias Henson Estate (acquired by the federal government for the construction of Camp Simms during the 1940s). Neighborhoods in the ward with historic significance include Barry Farm and Congress Heights.
- 1922.2 While official designation of historic resources in Ward 8 currently lags behind other areas, the amount of surveying that has been done to identify such resources is comparable to that done in the other outlying wards (Wards 3, 4, 5 and 7). Neighborhood historic resource surveys were completed for Barry Farm and Congress Heights during 1988 and 1989, and the Historic Preservation Division of the Department of Consumer and Regulatory Affairs

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has proposed to survey other historic areas of the ward, including Saint Elizabeth Hospital and the former Henson Estate (now Camp Simms).

1923 WARD 8 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

1923.1 The objectives for preservation and historic features are as follows:

- (a) Increase local awareness of the ward's historic resources among residents and visitors;
- (b) Ensure designation, protection and enhancement of the ward's historic resources;
- (c) Explore using the National Trust for Historic Preservation's "Main Street" program as a means of revitalizing local neighborhood and multi-neighborhood commercial centers; and
- (d) Seek ways to provide regulatory, technical and financial assistance to owners to ensure the retention of historic properties and sites.

1924 WARD 8 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES

1924.1 The policies in support of preservation and historic features are as follows:

- (a) Conduct a historical survey to identify and catalog the historic buildings or areas in Ward 8:
 - (1) Ward 8 contains a number of designated and potential historic sites and neighborhoods within its borders. These areas include: Saint Elizabeth Hospital; Tobias Henson Estate (purchased by a former slave; later acquired as part of Camp Simms); Barry Farm site (site of the first black freedmen's community built in Anacostia after the U.S. Civil War); Nichols Avenue School at Martin Luther King, Jr. Avenue and Howard Road S.E. (first black public school built in Anacostia); and Congress Heights (former "streetcar suburb" developed to house employees of Saint Elizabeth Hospital); and
 - (2) Recommended actions:
 - (A) Collaborate with Ward 8 neighborhood groups to identify and conduct historic resource surveys of Ward 8 neighborhoods and prepare nominations to the National Register of Historic Places incorporating the community's recommendations as part of the process;

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- (B) Identify and secure funds from private and federal sources to help fund historic preservation activities in Ward 8; and
 - (C) Incorporate the results of the historic resource studies of Ward 8 neighborhoods into the East of the River Development Zone marketing efforts; and
- (b) Ensure that single-family and multi-family residential facade restorations are compatible with Ward 8's distinctive architectural character:
 - (1) The various residential neighborhoods of Ward 8 each possess a distinctive architectural character that is shaped as much by topographic and other natural features as by historic development trends. Notable examples include: Barry Farm; Congress Heights; and Bellview; and
 - (2) Recommended actions:
 - (A) Identify areas within Ward 8 that might be eligible for Historic District or Landmark status (based on historic resource surveys like those mentioned under Priority No. 1);
 - (B) Develop a set of proposed preservation tax incentives (including tax credits for rehabilitation of historic structures) that can be enacted by the Council of the District of Columbia; and
 - (C) Enact preservation tax incentives that will encourage the restoration and preservation of privately owned historic properties in the District, including Ward 8.

1925 WARD 8 HUMAN SERVICES

- 1925.1 There are a number of public and private facilities in Ward 8 that provide a variety of social, economic and health support services to its residents. The better-known of these facilities include Saint Elizabeth, Hadley Memorial and Greater Southeast Community hospitals. Other facilities include a number of community health clinics, recreation centers and day care centers. A private non-profit service provider, the Senior Citizens Counseling & Delivery Service provides a variety of day care services for elderly residents of the ward, and a number of day care centers provide for the needs of very young residents. In addition, the D.C. Office on Aging is proposing to construct a free-standing senior citizens multi-purpose center at Martin Luther King, Jr. Avenue and Savannah Street S.E.
- 1925.2 Although Ward 8 has a large number of human service facilities, there are areas in the ward that are not adequately served by these facilities or where residents lack knowledge of or access to them. In addition, the ward suffers from a shortage of public health clinics and child care facilities. Specified problems that should be a primary focus include diseases,

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pre- and post-natal care, drug use and abuse, teenage pregnancy, infant mortality and mental health.

- 1925.3 The problem of drug abuse is related to another serious problem affecting Ward 8, namely, drug-related crime. The Metropolitan Police Department is cooperating with federal law enforcement officials to reduce the level of drug-related crime in Ward 8 and other affected parts of the District. These anti-crime activities are being carried out, in part, under the federal government's War on Drugs.

1926 WARD 8 OBJECTIVES FOR HUMAN SERVICES

- 1926.1 The objectives for human services are as follows:

- (a) Promote expanded and accessible quality primary care services;
- (b) Provide information to the community on health and social services offered by the District;
- (c) Expand the deinstitutionalization process of mental health clients who require less restrictive care to help them become more socially and financially independent rather than become homeless "street people.";
- (d) Increase services for the disabled and elderly;
- (e) Improve the overall human services delivery system within the ward; and
- (f) Reduce and eventually eliminate crime and its environmental and economic causes in Ward 8.

1927 WARD 8 ACTIONS IN SUPPORT OF HUMAN SERVICES

- 1927.1 The policies in support of human services are as follows:

- (a) Increase the availability and accessibility of community-based health clinics within Ward 8 to improve the level of walk-in health care available to ward residents:
 - (1) Ward 8 contains only three (3) city-operated community health clinics at two (2) separate locations. All other health care services are available only at one of the ward's three (3) hospitals. Health care services in Ward 8 are provided at: Congress Heights Health Center, Eighth and Xenia Streets S.E.; Hart Junior High School Dental Clinic, 601 Mississippi Avenue S.E.; Congress Heights Dental Clinic, Eighth and Xenia Streets S.E.; Saint Elizabeth Hospital (including Region IV Community Mental Health Center); Greater Southeast Community Hospital; and Hadley Memorial Hospital (struggling to stay open during its transfer to new management); and

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- (2) Recommended actions:
 - (A) Evaluate the existing health services and the need for additional services in Ward 8;
 - (B) Identify potential sites for additional community health clinics in Ward 8;
 - (C) Encourage private-sector health care providers such as health maintenance organizations (HMOs) to build new community health care facilities in the ward through the use of financial, regulatory and tax incentives; and
 - (D) Provide for citizen participation in the health services planning process to assist the District in responding to community needs and concerns;
- (b) Improve the availability of child care provided by child care facilities in Ward 8:
 - (1) Ward 8 contains only twenty-five (25) child care centers despite the fact that its households are younger and larger than the city wide average. These facilities include: Free-standing centers located primarily along Martin Luther King, Jr. and Alabama Avenues S.E.; Church-affiliated child care centers; and child care centers located in high-rise and other multi-family apartment complexes mostly in Washington Highlands; and
 - (2) Recommended actions:
 - (A) Identify potential sites for additional child care facilities, such as proposed new commercial development;.
 - (B) Encourage and assist employers that operate in the District to provide child-care services and facilities for their employees;
 - (C) Develop programs and policies to ensure the availability of financial assistance and tax credits to eligible parents and to community organizations and employers that start child-care facilities in areas of greatest need, including the preparation of enabling legislation for enactment by the Council of the District of Columbia; and
 - (D) Enact legislation to ensure the availability of financial assistance and tax credits to community organizations, employers and eligible parents providing or taking advantage of child-care services; and
- (c) Reduce levels of drug-related and other criminal activity in Ward 8 to increase neighborhood security and improve the ward's image as an attractive location in which to live and work:

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- (1) Drug-related criminal activity in certain parts of Ward 8 has placed the lives of its residents at serious risk as well as given the ward a negative community image. This poor image has hampered city efforts to promote new commercial development in the ward. Neighborhoods most seriously impacted by this problem include: Congress Heights; Washington Highlands; and Shipley Terrace; and
- (2) Recommended actions:
 - (A) Continue to review proposed commercial development for Ward 8 sites and recommend design improvements for increased security at these sites;
 - (B) Continue to improve streetscapes, pedestrian ways, bike paths and street/bike/pedestrian lighting throughout the ward in order to discourage criminal activity;
 - (C) Secure or demolish abandoned and vacant buildings through the Community Empowerment Policing Program (CEPP) and, if necessary, place them under the “Clean-It-Or-Lien-It” program; and
 - (D) Expand CEPP activities throughout Ward 8 to ensure that displaced drug activity does not re-establish itself in previously quiet ward neighborhoods.

1928 WARD 8 LAND USE/ZONING

- 1928.1 Ward 8 has approximately three thousand nine hundred (3,900) acres of land, excluding public rights-of-way, and ranks fourth in total land area among the city’s eight (8) wards. The basic land uses in Ward 8 are institutional, residential, open space, commercial and industrial.
- 1928.2 Ward 8 has the highest proportion of federally owned land of all the city’s wards. About two thousand four hundred (2,400) acres, or sixty-two percent (62%) of the ward’s land, are in federal ownership.
- 1928.3 Major federal uses in the ward are: Bolling Air Force Base, the U.S. Naval Air Station, Naval Research Laboratory, Saint Elizabeth Hospital (currently being transferred to the District government) and the Architect of the Capitol’s tree nursery (currently being relocated to the D.C. Village tract). Another former federal property, the U.S. Army Radar Tract, was recently surplused and sold to a private developer for housing development.

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- 1928.4 Parks and open space, all under public ownership, are the largest public use in Ward 8 after the military installations along the ward's shorelines. They cover about seven hundred (700) acres of the ward's land. The National Park Service maintains more than five hundred (500) acres of parkland in Ward 8 including Oxon Cove, Shepherd Parkway, Anacostia Park and sections of Oxon Run Parkway. The D.C. Department of Recreation and Parks maintains two hundred (200) acres of parkland including ten (10) recreation centers.
- 1928.5 The second largest public use in Ward 8, after the military installations, is the three hundred thirty-six (336) acre Saint Elizabeth Hospital tract. Less than sixty (60) acres of this site are in active use, with the balance in undevelopable condition due, in part, to its hilly topography. Transfer of the hospital from federal to District control is expected to be completed in 1991.
- 1928.6 Properties owned by the District government account for four hundred seventy (470) acres, or twelve percent (12%) of the ward's land. Major District properties include: D.C. Village, Blue Plains Wastewater Treatment Plant, Camp Simms, Knox Hill Tract and the D.C. Tree Nursery.
- 1928.7 Residential land covers about nine hundred fifty (950) acres, or about twenty-four percent (24%), of the total land in Ward 8. The ward ranks fourth overall in residential population density at seventy-eight (78) persons per residential acre. However, its overall population density is only nineteen (19) persons per gross acre due to the preponderance of nonresidential land in the ward. It ranks sixth in overall gross population density.
- 1928.8 More than half of Ward 8's residential land (about five hundred (500) acres or fifty-three percent (53%)) is occupied by garden and walk-up apartments. Large garden and walk-up apartment complexes are located in the Douglass/Shipleigh Terrace, Congress Heights, Washington Highlands and Barry Farm neighborhoods.
- 1928.9 Detached and semi-detached homes occupy two hundred fifty (250) acres, or twenty-six percent (26%), of the ward's residential land. Pockets of well-maintained owner-occupied homes are in Congress Heights and Bellview, generally west of Martin Luther King, Jr. Avenue S.E., and South Capitol Street. Others are located in Washington Highlands along stretches of Southern Avenue S.E.; stretches of Wheeler Road, Alabama Avenue and Mississippi Avenue S.E., in Congress Heights; and along Southern Avenue S.E., between 22nd and 25th streets S.E., in Shipley Terrace.
- 1928.10 Condominiums and cooperative apartments occupy roughly thirty (30) acres of the ward's land. Condominium conversion units are located in sites primarily in Congress Heights and Bellview, including units at the corner of Darrington Street and South Capitol Terrace, S.W., and a large development along Irvington and Joliet Streets, S.W. A major example of a converted housing cooperative is the Rockburne Estates, a former rental garden apartment complex on Jasper Street S.E., adjacent to Knox Hill.
- 1928.11 Ward 8 has the smallest amount and proportion of land occupied by commercial uses of any ward in the District. Only thirty-six (36) acres, or about one percent (1%), of the ward's land contains such uses. More than one-half (½) of the ward's commercial acreage

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is used for retail trade. Office uses occupy only two (2) acres. Commercial services include a limited range of convenience goods and personal services at small neighborhood centers or along the ward's primary commercial strips.

1928.12 Privately owned industrial sites occupy about four (4) acres, or one tenth of one percent (0.1%) of the ward's land. The major concentration of industrial uses is along Firth Sterling Avenue S.E., and Howard Road S.E., adjacent to Barry Farm. A portion of this area along Howard Road (between I-295 and South Capitol Street) was formerly occupied by poorly maintained walk-up apartment buildings. These have been demolished recently to make room for Metrorail construction and future development at the Anacostia Metrorail Station.

1928.13 There are over one thousand two hundred sixty (1,260) acres within Ward 8 that are classified as vacant land. Nearly all of this land is publicly owned.

1928.14 The central land use issues in Ward 8 are as follows:

- (a) Renovate or replace blighted unused or abandoned residential and nonresidential properties to remove actual or potential locations for illegal drug activity;
- (b) Prevent the encroachment of nonresidential uses into stable residential areas;
- (c) Develop an appropriate mix of uses on surplus public land that will complement existing residential and other uses;
- (d) Change the ward's housing mix to include a greater amount and proportion of single-family housing; and
- (e) Increase the amount of commercial development in the ward in ways that will minimize or avoid conflicts and negative impacts on adjacent and nearby residential uses.

1928.15 Zoning: Zoning of Ward 8 land is predominantly for residential use, with small low-density commercial districts scattered throughout the ward. About one thousand one hundred (1,100) acres in Ward 8 are zoned for residential use. This is about twenty-eight percent (28%) of the ward's total land area and seventy-three percent (73%) of its zoned land.

1928.16 Residential Zoning:

- (a) Residential zones in the ward range from R-1-B (low density residential) through R-5-B (medium-high density apartments). The predominant residential zone in the ward is R-5-A (low density apartment houses). This category accounts for about eight-two percent (82%) of all residentially zoned land in the ward, or about nine hundred (900) acres;.
- (b) Single-family detached and semi-detached homes occupy much of the remaining residentially zoned land in Ward 8, which is zoned R-2 (semi-detached single-family units). R-2 residential districts are located generally west of Martin Luther King, Jr.

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Avenue S.E., and South Capitol Street in Congress Heights and Bellview (south of Saint Elizabeth Hospital); and

- (c) Since 1987, portions of Camp Simms, Knox Hill and the former U.S. Army Radar site have been zoned R-4 (rowhouse dwellings) to facilitate townhouse development at these sites.

1928.17 Commercial zoning:

- (a) The commercial zones of Ward 8 include C-1 (neighborhood shopping), C-2-A and C-2-B (community business center), and C-3-A (medium bulk major business and employment center). They account for about fifty (50) acres, or just over one percent (1%) of the ward's land area;
- (b) C-1 commercial districts in the ward are characterized by neighborhood-serving convenience uses such as small grocery stores, carryouts, dry cleaners and beauty shops. These zones are located at the following locations:
 - (1) Howard Road and Bryan Place S.E.;
 - (2) 30th Street and Naylor Road S.E.;
 - (3) Alabama Avenue and 23rd Street S.E.;
 - (4) 23rd and Savannah Streets S.E.;
 - (5) Alabama Avenue and Stanton Road S.E.;
 - (6) Wheeler Road between Wahler Place and Barnaby Road S.E.;
 - (7) Chesapeake and Sixth Streets S.E.;
 - (8) South Capitol and Elmira Streets S.W.; and
 - (9) Martin Luther King, Jr. Avenue near Irvington Street S.W. ;
- (c) C-2-A zones are concentrated along Martin Luther King, Jr. Avenue S.E., between Morris and Howard Roads S.E., and south of Saint Elizabeth Hospital down to Fourth Street S.E. There is also a C-2-A area along South Capitol Street between Martin Luther King, Jr. Avenue S.W., and Chesapeake Street;
- (d) The Congress Park Shopping Center site on Savannah Street S.E., between 13th and Congress Streets, is also zoned C-2-A. However, the building that housed the shops formerly located in this zone was demolished for new housing (completed in 1984) and future Metrorail construction; and

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- (e) Another small C-2-A district is located along Southern Avenue S.E., near Sixth Street S.E. A U.S. Post Office and a fast-food restaurant are located in this zone. Adjacent to it is the ward's only C-3-A district. This zone is located in the Alabama Avenue Development Zone. It is centered around the intersection of South Capitol Street and Southern Avenue S.E./District Line.

1928.18 Industrial zoning:

- (a) There are two (2) industrially zoned districts within Ward 8, containing a total of three hundred fifty (350) acres of land. Both of these districts are zoned C-M-1 (low bulk commercial-light manufacturing). The smaller district is located roughly in a triangle formed by Firth Sterling Avenue S.E., Howard Road S.E., and South Capitol Street. It contains approximately twenty-six (26) acres. The second, larger C-M-1 zone includes the D.C. Village and Blue Plains tracts. The land uses here are public, despite the area's industrial zoning; and
- (b) More than half of Ward 8's land is occupied by federal installations. Consequently, sixty-two percent (62%) of that land, or about two thousand four hundred (2,400) acres, is unzoned.

1929 WARD 8 OBJECTIVES FOR LAND USE/ZONING

1929.1 The objectives for land use/zoning are as follows:

- (a) Encourage the effective use and rehabilitation of existing housing stock and the upgrading of nonresidential structures;
- (b) Promote healthy and secure residential and nonresidential environments through selective renewal, rehabilitation and neighborhood revitalization programs;
- (c) Increase employment and economic development opportunities and improve the physical condition of the ward through the provision of functional, efficient and attractive commercial, residential, industrial and open space environments;
- (d) Minimize existing and potential conflicts between transportation facilities and adjacent land uses;
- (e) Minimize existing and potential conflicts between residential uses and nonresidential uses;
- (f) Locate more intensive land uses in areas of the ward which, by virtue of existing or planned infrastructure, can accommodate and support these uses;
- (g) Promote and enhance the ward's low density character, open spaces and stable neighborhoods;

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- (h) Increase the supply of child care facilities in residential and commercial areas within the ward; and
- (i) Relate land use decisions, as applicable, to Comprehensive Plan provisions, to revise the Zoning Regulations to reflect appropriate use changes in the ward, and to establish procedures for monitoring public and private land use actions for consistency with the Comprehensive Plan Land Use Element and accompanying plan maps.

1930 WARD 8 ACTIONS IN SUPPORT OF LAND USE/ZONING

1930.1 The policies in support of land use/zoning are as follows:

- (a) Increase the proportion of single-family mixed income housing in Ward 8 to enhance and stabilize the residential character of its neighborhoods:
 - (1) Ward 8 has a concentration of public and privately owned multi-family housing. Some of the areas where private multi-family housing predominate include: Buena Vista neighborhood, primarily along Stanton and Pomeroy Roads S.E.; Eaton Road and Birney Place S.E. in Barry Farm; Thirteenth Street S.E., between Alabama and Mississippi Avenues S.E., in Congress Heights; Wayne Place S.E., in Congress Heights; and Danbury Street, Forrester Street, Galveston Place and Galveston Street S.W., in Bellview. Public housing complexes in Ward 8 include large developments such as: Barry Farms at Sumner and Wade roads S.E.; Valley Green Apartments, Highland Dwellings and Highland Addition Apartments, all along Valley Avenue S.E., in Washington Highlands; and Stanton Dwellings and Frederick Douglass Dwellings, both along Alabama Avenue and Stanton Road S.E., in the Douglass neighborhood; and
 - (2) Recommended actions:
 - (A) Continue to encourage housing developers to provide single-family housing in their developments;
 - (B) Encourage housing developers seeking Large Tract Review (LTR) or zoning approval to include detached single-family units at appropriate sites; and
 - (C) Continue to upgrade and improve the maintenance of public housing complexes in the ward;
- (b) Provide for the stability and maintenance of residential neighborhoods by ensuring adequate controls to protect against adverse impacts from nonresidential uses such as fast food restaurants and similar convenience retail uses, public halls, churches, day care centers and other institutional uses:

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- (1) Community concerns have been raised about the potential or actual adverse effects of nonresidential uses on the residential character of neighborhoods such as Congress Heights and Bellview. Neighborhood residents are particularly concerned about the following: a senior citizen multi-service center tentatively proposed for a site in Congress Heights; and a public hall located in the South Capitol/Atlantic streets commercial district which has been the scene of violent incidents; and
- (2) Recommended actions:
 - (A) Initiate and complete a city wide analysis of nonresidential uses in residential zone districts;
 - (B) Develop a city wide zoning text amendment to more effectively control nonresidential uses such as fast food restaurants and similar convenience retail uses, including provisions dealing with height, density and bulk permitted in residential zones, to provide greater stability and protection for nearby residential development;
 - (C) Mitigate any traffic, parking and related safety problems on local residential streets that are the consequence of nonresidential uses in residential neighborhoods; and
 - (D) Increase enforcement of zoning and building codes and inspections for all nonresidential uses in residential zones to ensure their compliance with the existing regulations;
- (c) Determine the appropriate mix, scale, intensity and design of the development proposed for the Anacostia Metro Station Development Opportunity Area so that adjacent residential and commercial uses are not negatively impacted:
 - (1) The Anacostia Metro Development Opportunity Area is in the Anacostia Development Zone. It is generally bounded by Firth Sterling Avenue S.E., South Capitol Street, Anacostia River, 11th Street Bridge and I-295/Anacostia Freeway S.E. In addition to being a Development Opportunity Area, the site is also designated in the Comprehensive Plan for a mixture of medium density commercial, high density housing and institutional uses. Most of the Anacostia Metro development site is unzoned federal parkland and controlled by the National Park Service; and
 - (2) Recommended actions:
 - (A) Prepare a small area study allowing for a participatory process in which the city, the federal government and the affected community can agree on a compatible mix of uses and scale of development at this critically important site;

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- (B) Retain the basic mixed use concept represented in a conceptual cultural complex plan prepared for the site by the Office of the Deputy Mayor for Economic Development to ensure minimal negative impact on adjacent neighborhood residential and commercial uses;
 - (C) Provide for citizen participation in the development review process to assist the District in responding to community concerns; and
 - (D) Provide local assistance to private developers through appropriate programs that will facilitate development in the area;
- (d) Determine the appropriate mix, scale, intensity and design of development for the Congress Heights Metrorail Station area to ensure maximum Metrorail access and use, and to protect and preserve the surrounding residential areas:
 - (1) The planned Congress Heights Metrorail Station will be at Alabama Avenue and 13th Street S.E., in the Alabama Avenue Development Zone. The Comprehensive Plan designates the station site as a new or upgraded local neighborhood center suitable for moderate density commercial development; and
 - (2) Recommended actions:
 - (A) Prepare a small area study of the Metrorail station area to determine the appropriate mix, scale, intensity and design of development;
 - (B) Provide assistance to private developers through appropriate programs which will facilitate development in the Metrorail station area;
 - (C) Monitor the reuse of surplus and unused Washington Metropolitan Area Transit Authority properties through the city's joint development review processes to ensure developments that contribute to and are compatible with the existing character of the surrounding neighborhoods;
 - (D) Provide for the improvement of the land use mix and urban design qualities of new development in the Congress Heights Metrorail Station area through the city's land use regulatory processes; and
 - (E) Provide for citizen participation in the development review process to assist the District in responding to community concerns;
- (e) Ensure that new development in the Saint Elizabeth Hospital Special Treatment Area is compatible, in terms of its use, design, scale, circulation and landscaping, with the mental health treatment activities housed at the hospital while contributing to the economic revitalization of Ward 8:

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- (1) The Saint Elizabeth Hospital Special Treatment Area is in the Anacostia Development Zone. It is generally bounded by Barry Farm, Suitland Parkway S.E., the Douglass neighborhood, Congress Heights and I-295/Anacostia Freeway S.E. The city has identified up to forty (40) acres of the hospital's West Campus as being suitable for new development, including a possible new University of the satellite campus or mental health-related research activities; and
- (2) Recommended actions:
 - (A) Assess the feasibility of locating activities at the SEH West Campus which might complement the mental health treatment activities already housed at the hospital and be compatible with adjacent existing and proposed residential and commercial land use;
 - (B) Provide for citizen participation in the development review process to assist the District in responding to community needs and concerns; and
 - (C) Coordinate the ongoing revitalization of the Martin Luther King, Jr. Avenue/Malcolm X Avenue S.E., commercial corridor with the development of appropriate uses at the SEH West Campus;
- (f) Construct a new multi-neighborhood shopping center at the South Capitol Street/Southern Avenue commercial development site to upgrade the adjacent commercial area as recommended in the Comprehensive Plan:
 - (1) The South Capitol Street/Southern Avenue commercial development site is in the Alabama Avenue Development Zone. It is generally bounded by Oxon Run Creek, South Capitol Street and the District line. The Comprehensive Plan designates this site for moderate density commercial development. The adjacent existing commercial strip is designated as a new or upgraded local neighborhood center by the Comprehensive Plan. Nine (9) acres of the ten (10) acre site are unzoned federal parkland under the jurisdiction of the District's Department of Recreation and Parks; and
 - (2) Recommended actions:
 - (A) Secure a "package" deal with the federal government regarding the possible exchange of selected National Park Service (NPS) properties with property in District or in private ownership which has the potential for useful open space and is acceptable to NPS. This site, as well as the Anacostia Metrorail Station development area, involves the issue of the proper disposition and appropriate development of NPS-owned parkland sites; and

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- (B) Initiate a comprehensive planning process for the entire South Capitol Street/Southern Avenue commercial district, including the development site under consideration, with emphasis on determining the appropriate mix and scale of development and mitigating potential impacts on adjacent residential and commercial uses and federal property;
- (g) Monitor proposed and existing community-based residential facilities (CBRFs) in the ward to ensure their compliance with zoning regulations:
 - (1) Considerable community concern has been generated about the potential impacts of concentrations of new CBRFs on the residential character of Ward 8 neighborhoods such as Barry Farm and Congress Heights. Neighborhood residents are particularly concerned about: Mobile homeless shelters proposed for a site at Saint Elizabeth Hospital; and CBRF proposals for residential properties in Congress Heights for which rooming house occupancy permits have been obtained; and
 - (2) Recommended actions:
 - (A) Review and improve the system that is used to inform residents of the potential location of a CBRF in their neighborhood;
 - (B) Establish strategies and procedures for conducting a community outreach program to enhance community awareness and understanding of CBRFs; and
 - (C) Consider establishing a community advisory board to facilitate more community involvement in the CBRF process, including Advisory Neighborhood Commissioners, civic groups, church representatives and other concerned citizens; and
- (h) Evaluate and recommend appropriate changes to the zoning map to make it consistent with the Comprehensive Plan;
 - (1) Revise and update the zoning regulations and map to conform them with the densities and uses indicated on the enacted Comprehensive Plan Land Use Map. The Comprehensive Plan identifies areas in the ward where zoning and land use are not consistent with the Comprehensive Plan, as amended. These and other land use and zoning consistencies should be corrected so that all new development is consistent with the Comprehensive Plan; and
 - (2) Recommended actions:
 - (A) Conduct a further survey and analysis of land use and zoning in Ward 8 to identify locations where zoning and land uses are not consistent with each other;

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- (B) Prepare reports to the Zoning Commission recommending appropriate rezoning actions to make ward zoning consistent with the Comprehensive Plan;
- (C) Update the Comprehensive Plan Land Use Map as follows to ensure that zoning is consistent with the Comprehensive Plan;
- (D) Prepare Small Area action plans for: the Anacostia Metro Development Opportunity Area, which is bounded by the 11th Street Bridge, I-295/Anacostia Freeway, Firth Sterling Avenue S.E., Howard Road S.E., Martin Luther King, Jr. Avenue S.E., Suitland Parkway, Firth Sterling Avenue S.E., South Capitol Street, Frederick Douglass Memorial Bridge and the Anacostia River; and the South Capitol Street/Southern Avenue study area, which is bounded by Oxon Run, Third Street S.E., Livingston Terrace S.E., Sixth Street S.E., and Southern Avenue/District Line.